

MEMORANDUM

Doc. # 5466  
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ADOPTED  
V  
JANUARY 22, 1992

TO: BOSTON REDEVELOPMENT AUTHORITY AND  
STEPHEN COYLE, DIRECTOR

FROM: LINDA MONGELLI HAAR, ASSISTANT DIRECTOR  
NEIGHBORHOOD PLANNING AND ZONING  
BRIAN BYRNES, DEPUTY DIRECTOR  
GARY BROWN, PLANNING OFFICER  
CHRISTINE ARAUJO, SENIOR PLANNER  
CYNTHIA BARR, LAND USE LAWYER

SUBJECT: AUTHORIZATION TO PETITION ZONING COMMISSION TO ADOPT  
ARTICLE 52, DORCHESTER AVENUE NEIGHBORHOOD DISTRICT  
ZONING

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EXECUTIVE

SUMMARY: Pursuant to Article 27F, the Dorchester Avenue Interim Planning Overlay District, permanent zoning proposals for the Dorchester Avenue Neighborhood District are presented for public hearing. Staff recommends that the Director be authorized to petition the Zoning Commission to adopt Article 52 and related text and map amendments.

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OVERVIEW OF DORCHESTER AVENUE ZONING

Concern over the future direction for Dorchester Avenue had been increasingly expressed by local elected officials, area residents and business people. In 1985, this concern resulted in the formation of the Dorchester Avenue Revitalization Team (DART) with the goal of stimulating activity along Dorchester Avenue which would improve its vitality and enhance its character.

In recognition of the fact that a long-term solution to community concerns required a comprehensive community-based planning effort, BRA staff met with DART members in June 1987 and introduced the concept of the IPOD.

In 1988, to assist the City in establishing the goals and objectives addressed in the IPOD, the Mayor appointed the Dorchester Avenue Planning and Zoning Advisory Committee (PZAC), composed of neighborhood residents and representatives from the civic groups and representatives from the business community.

On October 12, 1988, the IPOD was adopted. The IPOD defined goals for the Dorchester Avenue neighborhood and established interim zoning to assure appropriate growth and to protect the community from inappropriate development and land uses permitted by the underlying zoning, while permanent zoning was being established.

Since that time, the Dorchester Avenue PZAC, the Boston



Redevelopment Authority and the Mayor's Office of Neighborhood Services have conducted more than 50 public meetings. The PZAC has been meeting to discuss those issues critical to the Dorchester Avenue neighborhood; establish planning goals and objectives; participate in comprehensive planning analyses and development of revised zoning; and conduct reviews and make recommendations on major project proposals, ensuring that those proposals are reviewed within the guidelines and controls of the IPOD and within the community as a whole.

Two products culminate this three year endeavor. The Dorchester Avenue Neighborhood District Zoning Article (Article 52) is the means for attaining the community's vision for Dorchester Avenue by establishing the legal parameters of land uses, densities, and designs of future development. The Design Guidelines for Dorchester Avenue - A Citizens' Handbook, provides a planning and urban design vision, based on identified needs and aspirations of the community for its future. It provides the community with a sense of direction and priorities for guiding the neighborhood's future growth and development.

#### COMPREHENSIVE PLANNING GOALS

The Dorchester Avenue Neighborhood District Zoning implements community goals to facilitate the development of a thriving neighborhood in which to live and work. The zoning envisions preserving and promoting this vibrant residential community with attractive parks and other recreational facilities supported by critical economic development, industrial areas and an integrated transportation and traffic system. Nine specific goals guide the development of the Zoning Plan:

- to protect and promote Dorchester Avenue as a gateway to the residential community and a vibrant mixed-use commercial center;
- to provide for the development of Dorchester Avenue in accordance with appropriate urban design and development controls and guidelines;
- to insure the compatibility of new buildings in terms of siting, scaling, massing, and architectural design, with existing neighborhood buildings;
- to promote the viable neighborhood economy, and provide for new economies and expansion of job opportunities;
- to enhance the appearance of residential, commercial, and industrial areas;
- to improve the quality of signage;
- to maintain and expand the stock of affordable housing;
- to preserve, enhance and create open space; and
- to protect the environment and improve the quality of life.



## MAJOR PROVISIONS

### Residential Zoning

To protect the existing character of Dorchester Avenue's neighborhoods, five new residential subdistricts are proposed.

These subdistricts, which recognize the differences in density and development character that exist in various areas of Dorchester Avenue, include the One-Family Subdistrict, Two-Family Subdistrict, Three-Family Subdistrict, Multi-Family Residential Subdistrict and Multi-Family Residential/Local Service Subdistrict. These residential subdistricts will:

- Maintain, enhance and promote the character of residential neighborhoods in terms of density, housing type and design;
- Provide for low and medium density multi-family housing appropriate to the existing building environment; and
- Encourage appropriate development of housing designed to enhance the neighborhood while preventing overdevelopment and poor quality of design.

These provisions allow new infill construction appropriate to the existing neighborhood fabric.

Minor changes to existing structures that do not negatively impact the character of the neighborhood are allowed as-of-right, allowing home owners to expand without going through an extensive Board of Appeal process.

One-Family Residential Subdistricts. The goal of the One-Family Subdistrict is to preserve the predominant one-family character of areas in Dorchester Avenue.

Two-Family Residential Subdistricts. The Two-Family Subdistrict is designed to preserve and promote the character of two-family neighborhoods through dimensional and use restrictions.

Three-Family Residential Subdistricts. The Three-Family Subdistrict recognizes two types of three family subdistricts: the Three-Family General and the Three-Family Triple Decker Subdistricts. The Three-Family General Subdistrict recognizes those neighborhoods along Dorchester Avenue that have a more eclectic character than the two-family district. These areas have a mixture of housing types--one, two, and three family. The goal of the Three-Family Triple Decker Residential Subdistrict is to preserve and promote the triple decker residential neighborhoods of Dorchester.

Multi-Family Residential Subdistricts. A variety of housing types are allowed in Multi-Family Residential Subdistricts, including one, two and three-family dwellings, row houses, and apartments.



Multi-Family Residential/Local Services Subdistricts. As in the Multi-Family Residential Subdistricts residential uses are allowed. In addition, small business are allowed that serve the needs of neighborhood residents.

#### Neighborhood Business Subdistrict

The Neighborhood Business Subdistricts are established to encourage the development of neighborhood businesses in those areas which provide essential goods and services as well as jobs and entrepreneurial opportunities for the Dorchester Avenue community. There are three types of Neighborhood Business Subdistricts, including Local Convenience Subdistricts, which provide convenience retail goods and services for the immediate neighborhood and pedestrians, Neighborhood Shopping Subdistricts, which provide convenience goods and services to the larger neighborhood, and Community Commercial Subdistricts which provide a diversified commercial environment serving larger markets.

Seven Neighborhood Business Subdistricts are established within the Dorchester Avenue Neighborhood District.

1. Pearl Street Local Convenience Subdistrict;
2. Savin Hill Local Convenience Subdistrict;
3. Adams Street Neighborhood Shopping Subdistrict.
4. Melvinside Terrace Neighborhood Shopping Subdistrict.
5. Glovers Corner Neighborhood Shopping Subdistrict.
6. Lower Mills Neighborhood Shopping Subdistrict and
7. Fields Corner Community Commercial Subdistrict.

In order to ensure that development within the Neighborhood Business Subdistricts is consistent with the existing high quality visual characteristics of the subdistrict, specific design guidelines have been established for these areas. These regulations include screening; fencing; landscaping; screening of off-street parking lots, off-street loading areas, and accessory storage areas; and signage.

Design review requirements are applicable in Neighborhood Business Subdistricts. Specific design requirements include regulations for street wall continuity, display window area regulations and display window usage.

#### Industrial Development

Local Industrial Subdistricts are designed to encourage the preservation of the existing manufacturing and industrial base in a manner which is sensitive to the needs of the surrounding neighborhoods, and to encourage the development of new job opportunities within the Dorchester Avenue Neighborhood District.

Appropriate screening, buffering and performance standards are defined to protect adjacent residential areas and the health of all residents and workers.



Three Local Industrial Subdistricts are established within the Dorchester Avenue Neighborhood District:

1. Von Hillern Street Local Industrial Subdistrict;
2. Locust Street Local Industrial Subdistrict; and
3. Glovers Corner Local Industrial Subdistrict.

#### Protection of Open Space

Dorchester Avenue's open space resources are greatly valued by its residents. In recognition of that fact, Open Space subdistricts have been established on publicly owned land for these resources.

Ten Open Space Subdistricts have been designated to protect Dorchester Avenue's public parkland. These subdistricts include:

- Air-Rights Open Space Subdistrict;
- Cemetery Open Space Subdistrict;
- Recreation Open Space Subdistrict; and
- Parkland Open Space Subdistrict.

#### Overlay Districts

One type of Overlay District is mapped in Dorchester Avenue and is the Neighborhood Design Overlay District (NDOD). The goal of the NDOD is to protect the existing scale and quality of the pedestrian environment and their concentrations of architecturally significant and historic buildings. While new development is encouraged, the new construction or rehabilitation should preserve and complement the character of historic structures and enhance the historic quality of these neighborhoods.

Within the Neighborhood Design Overlay Districts, special design review requirements also apply.

Two Neighborhood Design Overlay Districts are designated:

1. Lower Mills Neighborhood Design Overlay District; and
2. Peabody Square Neighborhood Design Overlay District;

#### Design Review

The new zoning article provides for design review within architecturally significant areas. In addition, all large projects, regardless of location, will be subject to design review through Article 31.

Large Projects. Article 31, Development Review Requirements, institutes a process for the review of large scale projects and includes design review. Article 31 shall be applicable in the



Dorchester Avenue Neighborhood District for all projects having a gross floor area of 50,000 gross square feet or more.

Projects not Subject to Article 31. Projects of 25,000 gross square feet or more and projects for the construction of 15 or more units of housing are also subject to design review. Most exterior alterations within a Neighborhood Design Overlay District are also subject to design review.

Design Guidelines. Article 31 review evaluates the impacts of development and includes the review of transportation impacts, environmental impacts, and community benefits, as well as design review. Specific design guidelines relate to a project's scale, exterior proportions, massing, access and egress, window treatment, materials colors, and architectural detailing.

On January 9, 1992, the BRA authorized a public hearing on Article 52.

RECOMMENDATION:

The BRA staff recommends that the Board petition the Zoning Commission to adopt Article 52 and related text and map amendments.

An appropriate vote follows:

Voted: That the Director is authorized to petition the Zoning Commission to adopt Article 52 and related text and map amendments in substantial accord with the amendments submitted to the Board on January 22, 1992.



Doc. # 5466  
ADOPTED 1/22/92  
Text Amendment Application No.  
Boston Redevelopment Authority  
Dorchester Avenue Neighborhood  
District

TO THE ZONING COMMISSION OF THE CITY OF BOSTON:

The Boston Redevelopment Authority petitions to amend the text of the Boston Zoning Code, as established under Chapter 665 of the Acts of 1956 as amended, as follows.

By inserting, after Article 51, the following article:

ARTICLE 52

DORCHESTER AVENUE NEIGHBORHOOD DISTRICT

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SECTION 52-1. **Statement of Purpose, Goals and Objectives.** The purpose of this Article is to establish the zoning regulations for the comprehensive plan for the Dorchester Avenue Neighborhood District as required by the provisions of the



Dorchester Avenue Interim Planning Overlay District, Article 27H of this Code. The goals and objectives of this Article and the Dorchester Avenue Urban Design Study are to protect and promote Dorchester Avenue as a gateway to the residential community and a vibrant mixed-use commercial center; to provide for the development of Dorchester Avenue in accordance with appropriate urban design and development controls and guidelines; to insure the compatibility of new buildings in terms of siting, scaling, massing, and architectural design, with existing neighborhood buildings; to promote the viable neighborhood economy, and provide for new economies and expansion of job opportunities; to enhance the appearance of residential, commercial, and industrial areas; to improve the quality of signage; to maintain and expand the stock of affordable housing; to preserve, enhance and create open space; to protect the environment and improve the quality of life; to promote the most desirable use of land; and to promote the public safety, health, and welfare of Dorchester residents and of the people of Boston.

**SECTION 52-2. Recognition of the Dorchester Avenue Urban Design Study.**

In accordance with Section 27H-7 of this Code, which requires production of comprehensive planning policies, development controls, and design guidelines for the Dorchester Avenue Neighborhood District, the Commission hereby recognizes the Dorchester Avenue Urban Design Study as the general plan for the Dorchester Avenue Neighborhood District. The Dorchester Avenue Urban Design Study shall also serve as the portion of the general plan for the City of Boston applicable to the Dorchester Avenue Neighborhood District. This Article is an integral part of and one



of the means of implementing the Dorchester Avenue Urban Design Study, the preparation of which is pursuant to Section 70 of Chapter 41 of the General Laws, Section 652 of the Acts of 1960, and Section 3 of Chapter 4 of the Ordinances of 1952.

**SECTION 52-3. Physical Boundaries.** The provisions of this Article are applicable only in the Dorchester Avenue Neighborhood District. The boundaries of the Dorchester Avenue Neighborhood District and its subdistricts are as shown on the map entitled "Map \_\_\_ Dorchester Avenue Neighborhood District" (supplemental to 'Map \_\_\_') of the series of maps entitled "Zoning Districts City of Boston," as amended.

**SECTION 52-4. Applicability.** This Article together with the rest of this Code constitute the zoning regulation for the Dorchester Avenue Neighborhood District and apply as specified in Section 4-1 regarding the conformity of buildings and land to this Code. Zoning relief in the form of exceptions from the provisions of this Article pursuant to Article 6A, is not available except to the extent expressly provided in this Article or Article 6A. Application of the provisions of Article 27H to the Dorchester Avenue Neighborhood District is rescinded, and the Dorchester Avenue Interim Planning Overlay District is extinguished on the effective date of this Article, except as provided below. Where conflicts exist between the provisions of this Article and the remainder of the Code, the provisions of this Article shall govern. Except where specifically indicated in this Article, the provisions of this Article supersede Section 8-7



and Articles 13 through 24 of this Code for the Dorchester Avenue Neighborhood District. A **Proposed** Project shall be exempt from the provisions of this Article, and shall be governed by the rest of this Code, if application to the Inspectional Services Department for a building or use permit has been made prior to the first notice of hearing before the Zoning Commission for adoption of this Article, and (1) no Zoning Relief is required, or (2) any required Zoning Relief has been or thereafter is granted by the Board of Appeal; provided that construction work under such building permit, or occupancy under such occupancy permit, as the case may be, is commenced within six (6) months of the date of such permit and proceeds in good faith continuously so far as is reasonably practicable under the circumstances.

**SECTION 52-5. Prohibition of Planned Development Areas.** Within the Dorchester Avenue Neighborhood District, no Planned Development Area shall be permitted.

**SECTION 52-6. Community Participation.** This Article has been developed with the extensive participation of the Dorchester Avenue Planning and Zoning Advisory Committee, civic associations, business groups and residents. The role of community ~~participation~~ in determining appropriate land use regulations and zoning is critical to the success of any zoning article or development plan. To continue that role the Dorchester Avenue Planning and Zoning Advisory Committee or its successor organization, if any, and the Dorchester Avenue civic associations, residents, business



and trade groups shall continue to play an ongoing role in advising the City on land use planning for Dorchester Avenue.

established Residential Subdistricts within the Dorchester Avenue Neighborhood District. The purpose of the Neighborhood Subdistricts is to maintain, enhance, and preserve the character of each subdistrict, including its form of density, housing type, and design; and to provide for new and infill development, including housing appropriate to the existing context, and to encourage appropriate development which enhances the historical Subdistrict while preserving overdevelopment. These Residential Subdistricts are designated as follows on Map \_\_ Dorchester Avenue Neighborhood District:

1. One-Family Detached Subdistrict, as indicated by its designation "1F" on said Map. The One-Family Detached Subdistrict is established to preserve, maintain, and provide for density one-family detached housing, to provide for new infill development, and to allow for the existing fabric, and to allow minor changes to existing fabric. In a 1F Detached Subdistrict the maximum number of detached units allowed in a single building shall be one (1).
2. Two-Family Detached Subdistrict, as indicated by its designation "2F" on said Map. The Two-Family Detached Subdistrict is established to preserve, maintain, and provide for density two-family detached housing, to preserve existing structures to provide for new infill development appropriate to the existing fabric, and to allow minor changes to existing fabric. In a 2F



## REGULATIONS APPLICABLE IN RESIDENTIAL SUBDISTRICTS

**SECTION 52-7. Establishment of Residential Subdistricts.** This Section 52-7 establishes Residential Subdistricts within the Dorchester Avenue Neighborhood District. The purpose of the Residential Subdistricts is to maintain, enhance, and promote the character of residential neighborhoods in terms of density, housing type, and design; and to provide for low- and medium-density multifamily housing appropriate to the existing built environment; and to encourage appropriate development which enhances the Residential Subdistricts while preventing overdevelopment. These Residential Subdistricts are designated as follows on "Map \_\_ Dorchester Avenue Neighborhood District":

1. One-Family Residential Subdistricts, as indicated by the designation "1F" on said Map. The One-Family Residential Subdistricts are established to preserve, maintain and promote low density one-family neighborhoods, to provide for new infill construction appropriate to the existing fabric, and to allow minor changes to occur as-of-right. In a 1F Residential Subdistrict the maximum number of Dwelling Units allowed in a single Building shall be one (1).
2. Two-Family Residential Subdistricts, as indicated by the designation "2F" on said Map. The Two-Family Residential Subdistricts are established to preserve, maintain, and promote two-family neighborhoods, to preserve existing structures, to provide for new infill construction appropriate to the existing fabric, and to allow minor changes to occur as-of-right. In a 2F



Residential Subdistrict the maximum number of Dwelling Units allowed in a single Building shall be two (2); provided that the use of a Building for three (3) Dwelling Units shall be conditional, subject to the provisions of Article 6.

3. Three-Family Residential Subdistricts. This Section 52-7.3 establishes two types of Three-Family Residential Subdistricts, the Three-Family General Residential Subdistricts, as indicated by the designation "3F- G" on said Map, and the Three-Decker Residential Subdistricts, as indicated by the designation "3F-D" on said Map. Both types of Three-Family Residential Subdistricts are established to preserve low density three-family areas with a variety of housing types appropriate to the existing fabric including one, two, but no more than three family dwellings, and to allow minor changes to occur as-of-right. In the Residential Subdistricts, the maximum number of Dwelling Units allowed in a single Building shall be three (3), and the maximum number of Town House Buildings or Row House Buildings attached in a row shall be three (3).

The Three-Family General ("3F-G") Residential Subdistricts are established in areas characterized by a variety of one-, two-, and three-family housing types, and the dimensional requirements for lots and structures in the 3F-G Residential Subdistricts, as set forth in Table D of this Article, are designed to accommodate and encourage the construction of such a variety of housing types as of right in these subdistricts.



The Three-Decker ("3F-D") Residential Subdistricts are established in areas where triple-decker housing remains the predominant housing type, and the dimensional requirements for lots and structures in the 3F-D Residential Subdistricts, as set forth in said Table D, are designed to accommodate and encourage the construction of three-decker residential buildings as of right in these subdistricts.

4. Multifamily Residential Subdistricts, as indicated by the designation "MFR" on said Map. The Multifamily Residential Subdistricts are established to encourage medium density multifamily areas with a variety of allowed housing types including one-, two- and three-family Dwellings, Row Houses, Town Houses and Multifamily Dwellings.

5. Multifamily Residential/Local Services Subdistricts, as indicated by the designation "MFR/LS" on said Map. The Multifamily Residential/Local Services Subdistricts are established to encourage medium-density, multifamily areas with a variety of allowed housing types including, one-, two-, and three-family Dwellings, Row Houses, Town Houses, Multifamily dwellings, and ground floor Retail and Service Uses.

#### **SECTION 52-8. Use Regulations Applicable in Residential Subdistricts.**

1. Within the Residential Subdistricts, the uses identified in Table A of this Article are allowed, conditional, or forbidden as set forth in said Table A.



No land or Structure in said subdistricts or areas shall be erected, used, or arranged or designed to be used, in whole or in part, unless, for the proposed location of such use, the use is identified in said Table A as "A" (allowed) or, subject to the provisions of Article 6, such use is identified as "C" (conditional). Any use identified as "F" (forbidden) in Table A for the proposed location of such use is forbidden in such location. Any use not included in Table A is forbidden in a Residential Subdistrict.

2. Basement Units: Notwithstanding any contrary provision of this Article or Code, Dwelling Units in a Basement are forbidden in the Dorchester Avenue Neighborhood District.

**SECTION 52-9. Dimensional Regulations Applicable in Residential Subdistricts.**

1. Lot Area, Lot Width, Frontage, Yard, Building Height, and FAR Requirements. The minimum Lot Area, Lot Width, Lot Frontage, and minimum Usable Open Space per Dwelling Unit, Front Yard, Side Yard, and Rear Yard required for any Proposed Project in a Residential Subdistrict and the maximum allowed Building Height and Floor Area Ratio for such Proposed Projects shall be established by: (i) determining whether the Lot is located in a zone designated \_\_\_\_ (minimum Lot Area of \_\_\_\_ square feet), \_\_\_\_ (minimum Lot Area of \_\_\_\_ square feet), \_\_\_\_ (minimum Lot Area of \_\_\_\_ square feet), \_\_\_\_ (minimum Lot Area of \_\_\_\_



square feet), or \_\_\_\_ (minimum Lot Area of \_\_\_\_ square feet) as shown on Map \_\_\_\_ Dorchester Avenue Neighborhood District, and (ii) determining the dimensional requirements applicable to the pertinent zone by reference to Table C of this Article.

2. Allowed Additions in Required Yards. Within a One-Family Residential Subdistrict, Two-Family Residential Subdistrict, Three-Family General Residential Subdistrict, or Triple-Decker Residential Subdistrict, additions to existing Detached Dwellings or Main Buildings may extend into a required yard (except the Front Yard) when the existing Detached Dwelling or Main Building is already nonconforming with respect to that yard; provided that such non-conformity affects at least seventy percent (70%) of the total length of the wall facing such required yard. The extension of the line formed by the principal alignment of the nonconforming wall of the Detached Dwelling or Main Building shall be the limit to which the addition may be built. The addition may extend up to the applicable maximum Building Height and may include a basement addition. The Floor Area Ratio of the existing Detached Dwelling or Main Building together with the new addition shall not exceed the maximum allowed Floor Area Ratio specified for the subdistrict. The addition to the nonconforming wall or walls shall comply with the following requirements:
  - (a) Side Yard: When completed, the side wall of an addition to a nonconforming side wall is at all points at least five (5) feet from the



Side Lot Line and ten (10) feet from an existing Detached Dwelling or Main Building on an abutting lot.

- (b) **Rear Yard:** When completed, the rear wall of an addition to a non-conforming rear wall is at all points at least twenty (20) feet from the Rear Lot Line.

3. **Lot Frontage.** Within a One-Family Residential Subdistrict, Two-Family Residential Subdistrict, Three-Family General Residential Subdistrict, or Triple-Decker Residential Subdistrict, every Lot shall have a minimum frontage on a Street not less than the minimum Lot Width specified in Table C of this Article for such Lot, and, in addition, each Detached Dwelling, Semi-Attached Dwelling, Row House Building and Town House Building on a Lot shall have a minimum frontage on a Street not less than such minimum Lot Width.

4. **Location of Parking.** Accessory off-street parking in Residential Subdistricts shall not be located in any part of the Front Yards required by this Article, as set forth in Table C.

5. **Location of Main Entrance.** Within the Residential Subdistricts, the main entrance of a Dwelling shall face the Front Lot Line.



## REGULATIONS APPLICABLE IN NEIGHBORHOOD BUSINESS SUBDISTRICTS

### SECTION 52-10. **Establishment of Neighborhood Business Subdistricts.**

This Section 52-10 establishes seven (7) Neighborhood Business Subdistricts within the Dorchester Avenue Neighborhood District. There are three types of Neighborhood Business Subdistricts: Local Convenience Subdistricts, providing convenience retail and services for the immediate neighborhood and pedestrians; Neighborhood Shopping Subdistricts, providing convenience goods and services to the larger neighborhood; and Community Commercial Subdistricts, providing a diversified commercial environment serving larger markets. All three types of Neighborhood Business Subdistricts encourage the development of neighborhood businesses which provide essential goods and services as well as jobs and entrepreneurial opportunities for the Dorchester community.

Dorchester Avenue is one of the City's main boulevards. As such, it serves as a "front door" to the residential neighborhoods on either side. Since the physical character and visual image of Dorchester Avenue's commercial centers are critical to their success, appropriate signage, screening and buffering, and design guidelines and requirements, as provided in other sections of this Article, are vital to creating and reinforcing a **positive** image of the Neighborhood Business Subdistricts.

The **Neighborhood Business Subdistricts** are located as designated on "Map \_\_ Dorchester Avenue Neighborhood District":

1. Pearl Street Local Convenience Subdistrict
2. Savin Hill Local Convenience Subdistrict



3. Adams Street Neighborhood Shopping Subdistrict
4. Melvinside Terrace Neighborhood Shopping Subdistrict
5. Glovers Corner Neighborhood Shopping Subdistrict
6. Lower Mills Neighborhood Shopping Subdistrict
7. Fields Corner Community Commercial Subdistrict

#### **SECTION 52-11. Use Regulations Applicable in Neighborhood Business**

**Subdistricts.** Within the Neighborhood Business Subdistricts, the uses identified in Table B of this Article are allowed, conditional, or forbidden as set forth in said Table B. No land or structure in a Neighborhood Business Subdistrict shall be erected, used, or arranged or designed to be used, in whole or in part, unless, for the proposed location of such use, the use is identified in said Table B as "A" (allowed) or, subject to the provisions of Article 6, such use is identified as "C" (conditional). Any use identified as "F" (forbidden) in Table B for the proposed location of such use is forbidden in such location. Any use not included in Table B is forbidden in the Neighborhood Business Subdistricts.

#### **SECTION 52-12. Dimensional Regulations Applicable in Neighborhood**

**Business Subdistricts.** The minimum allowed Lot Size, Lot Width, Lot Frontage, Front Yard, Side Yard, Rear Yard, and Usable Open Space required for any Lot in a Neighborhood Business Subdistrict, and the maximum allowed Floor Area Ratio and Building Height for such Lot, are set forth in Table D of this Article.







TABLE A

**Dorchester Avenue Neighborhood District  
Use Regulations in Residential Subdistricts**

Key: A=Allowed, C=Conditional, F=Forbidden

For definitions of use categories and certain specific uses, see Article 2A.

|                                                       | <u>One-Family<br/>(1F)</u> | <u>Two-Family<br/>(2F)</u> | <u>Three-Family<br/>(3F-G)</u> | <u>Triple<br/>Decker<br/>(3F-D)</u> | <u>Multi-Family<br/>Residential<br/>(MFR)</u> | <u>Multi-Family<br/>Residential/<br/>Local Service<br/>(MFR/LS)</u> |
|-------------------------------------------------------|----------------------------|----------------------------|--------------------------------|-------------------------------------|-----------------------------------------------|---------------------------------------------------------------------|
| <u>Banking and Postal Uses</u>                        |                            |                            |                                |                                     |                                               |                                                                     |
| Automatic teller machine                              | F                          | F                          | F                              | F                                   | F                                             | C <sup>1</sup>                                                      |
| Bank                                                  | F                          | F                          | F                              | F                                   | F                                             | F                                                                   |
| Drive-in bank                                         | F                          | F                          | F                              | F                                   | F                                             | F                                                                   |
| Post office                                           | F                          | F                          | F                              | F                                   | F                                             | C <sup>1</sup>                                                      |
| <u>Community Uses</u>                                 |                            |                            |                                |                                     |                                               |                                                                     |
| Adult education center                                | F                          | F                          | F                              | F                                   | F                                             | F                                                                   |
| Community center                                      | F                          | F                          | F                              | F                                   | F                                             | C <sup>1</sup>                                                      |
| Day care center                                       | C                          | C                          | C                              | C                                   | C <sup>1</sup>                                | C <sup>1</sup>                                                      |
| Day care center, elderly                              | C                          | C                          | C                              | C                                   | C <sup>1</sup>                                | C <sup>1</sup>                                                      |
| Library                                               | A                          | A                          | A                              | A                                   | A                                             | A                                                                   |
| Place of worship; monastery;<br>convent; parish house | A                          | A                          | A                              | A                                   | A                                             | A                                                                   |
| <u>Cultural Uses</u>                                  |                            |                            |                                |                                     |                                               |                                                                     |
| Art gallery                                           | F                          | F                          | F                              | F                                   | F                                             | C <sup>1</sup>                                                      |
| Art use                                               | F                          | F                          | F                              | F                                   | F                                             | F                                                                   |
| Auditorium                                            | F                          | F                          | F                              | F                                   | F                                             | F                                                                   |

FOR DISCUSSION PURPOSES ONLY



TABLE A

|                                                        | One-Family<br>(1F) | Two-Family<br>(2F) | Three-Family<br>(3F-G) | Triple<br>Decker<br>(3F-D) | Multi-Family<br>Residential<br>(MFR) | Multi-Family<br>Residential/<br>Local Service<br>(MFR/LS) |
|--------------------------------------------------------|--------------------|--------------------|------------------------|----------------------------|--------------------------------------|-----------------------------------------------------------|
| <u>Cultural Uses</u>                                   |                    |                    |                        |                            |                                      |                                                           |
| Cinema                                                 | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Concert hall                                           | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Museum                                                 | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Public art, display space                              | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Studios, arts                                          | F                  | F                  | F                      | F                          | F                                    | C <sup>1</sup>                                            |
| Studios, production                                    | F                  | F                  | F                      | F                          | F                                    | C <sup>1</sup>                                            |
| Theatre                                                | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Ticket sales                                           | F                  | F                  | F                      | F                          | F                                    | C <sup>1</sup>                                            |
| <u>Dormitory and Fraternity Uses</u>                   |                    |                    |                        |                            |                                      |                                                           |
| Dormitory not accessory to a use                       | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Fraternity                                             | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| <u>Educational Uses</u>                                |                    |                    |                        |                            |                                      |                                                           |
| College or university                                  | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Elementary or secondary school <sup>2</sup>            | C                  | C                  | C                      | C                          | C                                    | C                                                         |
| Kindergarten                                           | C                  | C                  | C                      | C                          | C                                    | C                                                         |
| Professional school                                    | F                  | F                  | F                      | F                          | F                                    | C <sup>1</sup>                                            |
| Trade school                                           | F                  | F                  | F                      | F                          | F                                    | C <sup>1</sup>                                            |
| <u>Entertainment and Recreational Uses</u>             |                    |                    |                        |                            |                                      |                                                           |
| Adult entertainment                                    | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Amusement game machines in<br>commercial establishment | F                  | F                  | F                      | F                          | F                                    | F                                                         |



TABLE A

|                                                                    | One-Family<br>(1F) | Two-Family<br>(2F) | Three-Family<br>(3F-G) | Triple<br>Decker<br>(3F-D) | Multi-Family<br>Residential<br>(MFR) | Multi-Family<br>Residential/<br>Local Service<br>(MFR/LS) |
|--------------------------------------------------------------------|--------------------|--------------------|------------------------|----------------------------|--------------------------------------|-----------------------------------------------------------|
| <u>Entertainment and Recreational Uses (cont'd)</u>                |                    |                    |                        |                            |                                      |                                                           |
| Amusement game machines in non-commercial establishment            | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Bar                                                                | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Bar with live entertainment                                        | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Bowling alley                                                      | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Billiard parlor                                                    | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Dance hall                                                         | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Drive-in theatre                                                   | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Fitness center or gymnasium                                        | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Private club not serving alcohol                                   | F                  | F                  | F                      | F                          | F                                    | C <sup>1</sup>                                            |
| Private club serving alcohol                                       | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Restaurant with live entertainment, not operating after 10:30 p.m. | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Restaurant with live entertainment, operating after 10:30 p.m.     | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| <u>Funerary Uses</u>                                               |                    |                    |                        |                            |                                      |                                                           |
| Cemetery                                                           | C                  | C                  | C                      | C                          | C                                    | C                                                         |
| Columbarium                                                        | C                  | C                  | C                      | C                          | C                                    | C                                                         |
| Crematory                                                          | C                  | C                  | C                      | C                          | C                                    | C                                                         |
| Funeral home                                                       | A                  | A                  | A                      | A                          | A                                    | A                                                         |
| Mortuary chapel                                                    | C                  | C                  | C                      | C                          | C                                    | C                                                         |

FOR DISCUSSION PURPOSES ONLY

TABLE A

|                                         | <u>One-Family<br/>(1F)</u> | <u>Two-Family<br/>(2F)</u> | <u>Three-Family<br/>(3F-G)</u> | <u>Triple<br/>Decker<br/>(3F-D)</u> | <u>Multi-Family<br/>Residential<br/>(MFR)</u> | <u>Multi-Family<br/>Residential/<br/>Local Service<br/>(MFR/LS)</u> |
|-----------------------------------------|----------------------------|----------------------------|--------------------------------|-------------------------------------|-----------------------------------------------|---------------------------------------------------------------------|
| <u>Health Care Uses</u>                 |                            |                            |                                |                                     |                                               |                                                                     |
| Clinic                                  | F                          | F                          | F                              | F                                   | F                                             | C <sup>1</sup>                                                      |
| Clinical laboratory                     | F                          | F                          | F                              | F                                   | F                                             | F                                                                   |
| Custodial care facility                 | C                          | C                          | C                              | C                                   | C                                             | C                                                                   |
| Group residence, general                | C                          | C                          | C                              | C                                   | C                                             | C                                                                   |
| Hospital                                | F                          | F                          | F                              | F                                   | C                                             | F                                                                   |
| Nursing or convalescent home            | C                          | C                          | C                              | C                                   | A                                             | A                                                                   |
| <u>Hotel and Conference Center Uses</u> |                            |                            |                                |                                     |                                               |                                                                     |
| Bed and breakfast                       | C                          | C                          | C                              | C                                   | C                                             | C                                                                   |
| Conference center                       | F                          | F                          | F                              | F                                   | F                                             | F                                                                   |
| Executive suites                        | F                          | F                          | F                              | F                                   | F                                             | F                                                                   |
| Hotel                                   | F                          | F                          | F                              | F                                   | F                                             | F                                                                   |
| Motel                                   | F                          | F                          | F                              | F                                   | F                                             | F                                                                   |
| <u>Industrial Uses</u>                  |                            |                            |                                |                                     |                                               |                                                                     |
| Artists' mixed-use                      | F                          | F                          | F                              | F                                   | C                                             | C                                                                   |
| Cleaning plant                          | F                          | F                          | F                              | F                                   | F                                             | F                                                                   |
| General manufacturing use               | F                          | F                          | F                              | F                                   | F                                             | F                                                                   |
| Light manufacturing use                 | F                          | F                          | F                              | F                                   | F                                             | F                                                                   |
| Printing Plant                          | F                          | F                          | F                              | F                                   | F                                             | F                                                                   |
| Restricted industrial use               | F                          | F                          | F                              | F                                   | F                                             | F                                                                   |

FOR DISCUSSION PURPOSES ONLY



TABLE A

|                                                                   | One-Family<br>(1F) | Two-Family<br>(2F) | Three-Family<br>(3F-G) | Triple<br>Decker<br>(3F-D) | Multi-Family<br>Residential<br>(MFR) | Multi-Family<br>Residential/<br>Local Service<br>(MFR/LS) |
|-------------------------------------------------------------------|--------------------|--------------------|------------------------|----------------------------|--------------------------------------|-----------------------------------------------------------|
| <u>Office Uses</u>                                                |                    |                    |                        |                            |                                      |                                                           |
| Agency or professional office                                     | F                  | F                  | F                      | F                          | F                                    | A <sup>1</sup>                                            |
| General office                                                    | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Office of wholesale business                                      | F                  | F                  | F                      | F                          | F                                    | C <sup>1</sup>                                            |
| <u>Open Space Uses</u>                                            |                    |                    |                        |                            |                                      |                                                           |
| Golf driving range                                                | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Grounds for sports, private                                       | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Open space                                                        | A                  | A                  | A                      | A                          | A                                    | A                                                         |
| Open space recreational building                                  | C                  | C                  | C                      | C                          | C                                    | C                                                         |
| Outdoor place of recreation                                       |                    |                    |                        |                            |                                      |                                                           |
| for profit                                                        | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Stadium                                                           | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| <u>Public Service Uses</u>                                        |                    |                    |                        |                            |                                      |                                                           |
| Automatic telephone exchange                                      |                    |                    |                        |                            |                                      |                                                           |
| Courthouse <sup>2</sup>                                           | C                  | C                  | C                      | C                          | C                                    | C                                                         |
| Fire station <sup>2</sup>                                         | C                  | C                  | C                      | C                          | C                                    | C                                                         |
| Penal institution <sup>2</sup>                                    | A                  | A                  | A                      | A                          | A                                    | A                                                         |
| Police station <sup>2</sup>                                       | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Pumping station <sup>2</sup>                                      | A                  | A                  | A                      | A                          | A                                    | A                                                         |
| Recycling facility (excluding<br>facilities handling toxic waste) | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Solid waste transfer station                                      | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Sub-station <sup>2</sup>                                          | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Telephone exchange                                                | F                  | F                  | F                      | F                          | F                                    | F                                                         |

FOR DISCUSSION PURPOSES ONLY

TABLE A

|                                                   | One-Family<br>(1F) | Two-Family<br>(2F) | Three-Family<br>(3F-G) | Triple<br>Decker<br>(3F-D) | Multi-Family<br>Residential<br>(MFR) | Multi-Family<br>Residential/<br>Local Service<br>(MFR/LS) |
|---------------------------------------------------|--------------------|--------------------|------------------------|----------------------------|--------------------------------------|-----------------------------------------------------------|
| <u>Research and Development Uses</u>              |                    |                    |                        |                            |                                      |                                                           |
| Research laboratory                               | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Product development or prototype<br>manufacturing | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| <u>Residential Uses</u>                           |                    |                    |                        |                            |                                      |                                                           |
| Congregate living complex                         | F                  | F                  | F                      | F                          | A                                    | A                                                         |
| Elderly housing                                   | C                  | C                  | C                      | C                          | A                                    | A                                                         |
| Group residence, Limited                          | A                  | A                  | A                      | A                          | A                                    | A                                                         |
| Lodging house                                     | C                  | C                  | C                      | C                          | C                                    | C                                                         |
| Mobile home                                       | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Mobile home park                                  | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Multi-family dwelling                             | F                  | F                  | F                      | F                          | A                                    | A                                                         |
| One family detached dwelling                      | A                  | A                  | C                      | C                          | F                                    | F                                                         |
| One family semi-attached dwelling                 | F                  | A                  | A                      | A                          | A                                    | A                                                         |
| Orphanage                                         | A                  | A                  | A                      | A                          | A                                    | A                                                         |
| Rowhouse                                          | F                  | F                  | A                      | A                          | A                                    | A                                                         |
| Temporary dwelling structure                      | C                  | C                  | C                      | C                          | C                                    | C                                                         |
| Three family detached dwelling                    | F                  | F                  | A                      | A                          | A                                    | A                                                         |
| Townhouse                                         | F                  | F                  | C                      | F                          | A                                    | A                                                         |
| Transitional housing or homeless<br>shelter       | C                  | C                  | C                      | C                          | C                                    | C                                                         |
| Two family detached dwelling                      | F                  | A                  | C                      | C                          | C                                    | C                                                         |
| Two family semi-attached dwelling                 | F                  | F                  | F                      | F                          | A                                    | A                                                         |

FOR DISCUSSION PURPOSES ONLY



TABLE A

|                                 | One-Family<br>(1F) | Two-Family<br>(2F) | Three-Family<br>(3F-G) | Triple<br>Decker<br>(3F-D) | Multi-Family<br>Residential<br>(MFR) | Multi-Family<br>Residential/<br>Local Service<br>(MFR/LS) |
|---------------------------------|--------------------|--------------------|------------------------|----------------------------|--------------------------------------|-----------------------------------------------------------|
| <u>Restaurant Uses</u>          |                    |                    |                        |                            |                                      |                                                           |
| Drive-in restaurant             | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Restaurant                      | F                  | F                  | F                      | F                          | F                                    | C <sup>1</sup>                                            |
| Take-out restaurant             |                    |                    |                        |                            |                                      |                                                           |
| Small <sup>3</sup>              | F                  | F                  | F                      | F                          | F                                    | C <sup>1</sup>                                            |
| Large <sup>4</sup>              | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| <u>Retail Uses<sup>5</sup></u>  |                    |                    |                        |                            |                                      |                                                           |
| Adult bookstore                 | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Bakery                          | F                  | F                  | F                      | F                          | F                                    | C <sup>1</sup>                                            |
| General retail business         | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Liquor store                    | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Local retail business           | F                  | F                  | F                      | F                          | F                                    | A <sup>1</sup>                                            |
| Outdoor sale of garden supplies | F                  | F                  | F                      | F                          | F                                    | C <sup>1</sup>                                            |
| <u>Service Uses<sup>5</sup></u> |                    |                    |                        |                            |                                      |                                                           |
| Animal hospital                 | F                  | F                  | F                      | F                          | F                                    | C <sup>1</sup>                                            |
| Barber or beauty shop           | F                  | F                  | F                      | F                          | F                                    | A <sup>1</sup>                                            |
| Caterer's establishment         | F                  | F                  | F                      | F                          | F                                    | C <sup>1</sup>                                            |
| Dry-cleaning shop               | F                  | F                  | F                      | F                          | F                                    | A <sup>1</sup>                                            |
| Kennel                          | F                  | F                  | F                      | F                          | F                                    | C <sup>1</sup>                                            |
| Laundry, retail service         | F                  | F                  | F                      | F                          | F                                    | C <sup>1</sup>                                            |
| Laundry, self-service           | F                  | F                  | F                      | F                          | F                                    | A <sup>1</sup>                                            |
| Photocopying establishment      | F                  | F                  | F                      | F                          | F                                    | C <sup>1</sup>                                            |
| Shoe repair                     | F                  | F                  | F                      | F                          | F                                    | A <sup>1</sup>                                            |
| Tailor shop                     | F                  | F                  | F                      | F                          | F                                    | A <sup>1</sup>                                            |

FOR DISCUSSION PURPOSES ONLY

TABLE A

| <u>Storage Uses, Major</u>                      | <u>One-Family (1F)</u> | <u>Two-Family (2F)</u> | <u>Three-Family (3F-G)</u> | <u>Triple Decker (3F-D)</u> | <u>Multi-Family Residential (MFR)</u> | <u>Multi-Family Residential/ Local Service (MFR/LS)</u> |
|-------------------------------------------------|------------------------|------------------------|----------------------------|-----------------------------|---------------------------------------|---------------------------------------------------------|
| Outdoor storage of new materials                | F                      | F                      | F                          | F                           | F                                     | F                                                       |
| Outdoor storage of damaged or disabled vehicles | F                      | F                      | F                          | F                           | F                                     | F                                                       |
| Outdoor storage of junk and scrap               | F                      | F                      | F                          | F                           | F                                     | F                                                       |
| Storage of certain materials                    | F                      | F                      | F                          | F                           | F                                     | F                                                       |
| Storage of flammable liquids and gases          |                        |                        |                            |                             |                                       |                                                         |
| Small <sup>6</sup>                              | F                      | F                      | F                          | F                           | F                                     | F                                                       |
| Large <sup>6</sup>                              | F                      | F                      | F                          | F                           | F                                     | F                                                       |
| Warehousing                                     | F                      | F                      | F                          | F                           | F                                     | F                                                       |
| Wrecking yard                                   | F                      | F                      | F                          | F                           | F                                     | F                                                       |
| <u>Trade Uses<sup>5</sup></u>                   |                        |                        |                            |                             |                                       |                                                         |
| Carpenters shop                                 | F                      | F                      | F                          | F                           | F                                     | F                                                       |
| Electrician's shop                              | F                      | F                      | F                          | F                           | F                                     | F                                                       |
| Machine shop                                    | F                      | F                      | F                          | F                           | F                                     | F                                                       |
| Photographer's studio                           | F                      | F                      | F                          | F                           | F                                     | C <sup>1</sup>                                          |
| Plumber's shop                                  | F                      | F                      | F                          | F                           | F                                     | F                                                       |
| Radio/television repair                         | F                      | F                      | F                          | F                           | F                                     | C <sup>1</sup>                                          |
| Upholsterer's shop                              | F                      | F                      | F                          | F                           | F                                     | C <sup>1</sup>                                          |
| Welder's shop                                   | F                      | F                      | F                          | F                           | F                                     | F                                                       |
| <u>Transportation Uses</u>                      |                        |                        |                            |                             |                                       |                                                         |
| Airport                                         | F                      | F                      | F                          | F                           | F                                     | F                                                       |
| Bus terminal                                    | F                      | F                      | F                          | F                           | F                                     | F                                                       |

FOR DISPOSITION DURING ANNUAL



TABLE A

|                                                     | One-Family<br>(1F) | Two-Family<br>(2F) | Three-Family<br>(3F-G) | Triple<br>Decker<br>(3F-D) | Multi-Family<br>Residential<br>(MFR) | Multi-Family<br>Residential/<br>Local Service<br>(MFR/LS) |
|-----------------------------------------------------|--------------------|--------------------|------------------------|----------------------------|--------------------------------------|-----------------------------------------------------------|
| <u>Transportation Uses (cont'd)</u>                 |                    |                    |                        |                            |                                      |                                                           |
| Garage with dispatch                                | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Helicopter landing facility                         | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Motor freight terminal                              | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Rail freight terminal                               | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Railroad passenger station                          | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| <u>Vehicular Uses</u>                               |                    |                    |                        |                            |                                      |                                                           |
| Bus servicing or storage                            | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Carwash                                             | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Gasoline station                                    | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Indoor sale and installation of<br>automotive parts | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Indoor sale of automobiles and<br>trucks            | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Outdoor sale of new and used<br>vehicles            | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Parking garage                                      | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Parking lot                                         | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Rental agency for cars                              | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Rental agency for trucks                            | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Repair garage                                       | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Truck servicing or storage                          | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| <u>Wholesale Uses</u>                               |                    |                    |                        |                            |                                      |                                                           |
| Wholesale business                                  | F                  | F                  | F                      | F                          | F                                    | F                                                         |

TABLE A

| One-Family<br>(1F) | Two-Family<br>(2F) | Three-Family<br>(3F-G) | Triple<br>Decker<br>(3F-D) | Multi-Family<br>Residential<br>(MFR) | Multi-Family<br>Residential/<br>Local Service<br>(MFR/LS) |
|--------------------|--------------------|------------------------|----------------------------|--------------------------------------|-----------------------------------------------------------|
|--------------------|--------------------|------------------------|----------------------------|--------------------------------------|-----------------------------------------------------------|

Accessory and Ancillary Uses

In each subdistrict of the Dorchester Avenue Neighborhood District, an accessory use ordinarily incident to a lawful main use is allowed, subject to the provisions of Article 10, unless such use is (i) specifically forbidden as a main use for such subdistrict in this Table B and (ii) not designated "A" or "C" for such subdistrict on the accessory use table below. In any event, an accessory use shall be subject to the same restrictions, conditions, limitations, provisos and safeguards as the use to which it is accessory.

|                                                                                                      |   |   |   |   |                |
|------------------------------------------------------------------------------------------------------|---|---|---|---|----------------|
| Accessory amusement game machines (not more than four) in commercial or non-commercial establishment | F | F | F | F | F              |
| Accessory art use                                                                                    | C | C | C | C | C              |
| Accessory automatic teller machine                                                                   | F | F | F | F | A              |
| Accessory bus servicing or storage                                                                   | F | F | F | F | F              |
| Accessory cafeteria                                                                                  | F | F | F | F | F              |
| Accessory cultural uses                                                                              | F | F | F | F | F              |
| Accessory dormitory                                                                                  | F | F | F | F | F              |
| Accessory drive-through restaurant                                                                   | F | F | F | F | F              |
| Accessory drive-through retail                                                                       | F | F | F | F | F              |
| Accessory family day care home                                                                       | A | A | A | A | A              |
| Accessory home occupation                                                                            | A | A | A | A | A              |
| Accessory industrial use                                                                             | F | F | F | F | F              |
| Accessory keeping of animals other than laboratory animals                                           | F | F | F | F | F              |
| Accessory keeping of laboratory animals                                                              | F | F | F | F | F              |
| Accessory machine shop                                                                               | F | F | F | F | F              |
| Accessory manufacture of products                                                                    | F | F | F | F | C <sup>1</sup> |
| Accessory offices                                                                                    | F | F | F | F | A              |

FOR DISCUSSION PURPOSES ONLY



TABLE A

|                                                                                          | One-Family<br>(1F) | Two-Family<br>(2F) | Three-Family<br>(3F-G) | Triple<br>Decker<br>(3F-D) | Multi-Family<br>Residential<br>(MFR) | Multi-Family<br>Residential/<br>Local Service<br>(MFR/LS) |
|------------------------------------------------------------------------------------------|--------------------|--------------------|------------------------|----------------------------|--------------------------------------|-----------------------------------------------------------|
| <u>Accessory and Ancillary Uses (cont'd)</u>                                             |                    |                    |                        |                            |                                      |                                                           |
| Accessory outdoor cafe                                                                   | F                  | F                  | F                      | F                          | F                                    | C <sup>1</sup>                                            |
| Accessory parking                                                                        | A                  | A                  | A                      | A                          | A                                    | A                                                         |
| Accessory personnel quarters                                                             | F                  | F                  | F                      | F                          | C                                    | C                                                         |
| Accessory printing                                                                       | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Accessory professional office in a dwelling                                              | A                  | A                  | A                      | A                          | A                                    | A                                                         |
| Accessory railroad storage yard                                                          | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Accessory recycling                                                                      | F                  | F                  | F                      | F                          | F                                    | C                                                         |
| Accessory repair garage                                                                  | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Accessory retail                                                                         | F                  | F                  | F                      | F                          | F                                    | A                                                         |
| Accessory services for apartment and hotel residents                                     | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Accessory services incidental to educational uses other than a college or university use | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Accessory storage of flammable liquids and gases                                         | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Small <sup>6</sup>                                                                       | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Large <sup>6</sup>                                                                       | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Accessory swimming pool or tennis court <sup>7</sup>                                     | A                  | A                  | A                      | A                          | A                                    | A                                                         |
| Accessory trade use                                                                      | F                  | F                  | F                      | F                          | F                                    | C                                                         |
| Accessory truck servicing or storage                                                     | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Accessory wholesale business                                                             | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Ancillary use <sup>8</sup>                                                               | C                  | C                  | C                      | C                          | C                                    | C                                                         |

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TABLE A

1. Provided such use is located on the ground floor; otherwise F.
2. Provided that the requirements of St. 1956, c.665, s.2, where apt, are met, otherwise C.
3. Total gross floor area not more than 1,000 square feet per use.
4. Total gross floor area exceeding 1,000 square feet per use.
5. Where a Retail, Service or Trade Use is designated "A", it shall be conditional if merchandise is sold or displayed out-of-doors or such establishment is open to the public after 12 midnight or before 6:00 a.m.
6. Small: storage of less than thirty thousand (30,000) gallons of flammable liquids or less than ten thousand (10,000) cubic feet of gases; Large: storage of thirty thousand (30,000) gallons or more of flammable liquids or ten thousand (10,000) cubic feet or more of gases.
7. Provided that it is more than four feet from every lot line, and in the case of a swimming pool, that it is protected by a six-foot high fence with a gate which is locked from the outside, and that if the pool is within ten feet of a lot line, the fence is concealing to a height of at least six feet.
8. Provided that any such use shall be subject to the same restrictions, conditions, limitations, provisos and safeguards as the use to which it is ancillary.

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Table B

**Dorchester Avenue Neighborhood District**  
**Use Regulations in Neighborhood Business Subdistricts and Local Industrial Subdistricts**

Key: A = Allowed, C = Conditional, F = Forbidden

For definitions of use categories and certain specific uses, see Article 2A.

|                                                    | <u>Local Convenience Subdistricts</u> |                                 | <u>Neighborhood Shopping Subdistricts</u> |                                 | <u>Community Commercial Subdistricts</u> |                                 | <u>Local Industrial Subdistricts</u> |
|----------------------------------------------------|---------------------------------------|---------------------------------|-------------------------------------------|---------------------------------|------------------------------------------|---------------------------------|--------------------------------------|
|                                                    | <u>Bsmt. &amp; First Story</u>        | <u>Second Story &amp; Above</u> | <u>Bsmt. &amp; First Story</u>            | <u>Second Story &amp; Above</u> | <u>Bsmt. &amp; First Story</u>           | <u>Second Story &amp; Above</u> |                                      |
| <u>Banking and Postal Uses</u>                     |                                       |                                 |                                           |                                 |                                          |                                 |                                      |
| Automatic teller machine                           | C                                     | F                               | A                                         | F                               | A                                        | F                               | A <sup>1</sup>                       |
| Bank                                               | F                                     | F                               | A                                         | C                               | A                                        | A                               | A <sup>2</sup>                       |
| Drive-in Bank                                      | F                                     | F                               | F                                         | F                               | F                                        | F                               | F                                    |
| Post office                                        | F                                     | F                               | A                                         | A                               | A                                        | A                               | A                                    |
| <u>Community Uses</u>                              |                                       |                                 |                                           |                                 |                                          |                                 |                                      |
| Adult education center                             | A                                     | C                               | A                                         | C                               | A                                        | A                               | A                                    |
| Community center                                   | A                                     | C                               | A                                         | C                               | A                                        | A                               | A                                    |
| Day care center                                    | A                                     | A                               | A                                         | A                               | A                                        | A                               | C                                    |
| Day care center, elderly                           | A                                     | A                               | A                                         | A                               | A                                        | A                               | C                                    |
| Library                                            | A                                     | A                               | A                                         | A                               | A                                        | A                               | C                                    |
| Place of worship; monastery; convent; parish house | A                                     | A                               | A                                         | A                               | A                                        | A                               | A                                    |
| <u>Cultural Uses</u>                               |                                       |                                 |                                           |                                 |                                          |                                 |                                      |
| Art gallery                                        | C                                     | C                               | A                                         | C                               | A                                        | A                               | C                                    |
| Art use                                            | A                                     | F                               | A                                         | C                               | A                                        | A                               | C                                    |

Table B

|                                             | Local Convenience Subdistricts |                      | Neighborhood Shopping Subdistricts |                      | Community Commercial Subdistricts |                      | Local Industrial Subdistricts |  |
|---------------------------------------------|--------------------------------|----------------------|------------------------------------|----------------------|-----------------------------------|----------------------|-------------------------------|--|
|                                             | Bsmt. & First Story            | Second Story & Above | Bsmt. & First Story                | Second Story & Above | Bsmt. & First Story               | Second Story & Above |                               |  |
| <u>Cultural Uses (cont'd)</u>               |                                |                      |                                    |                      |                                   |                      |                               |  |
| Auditorium                                  | F                              | F                    | C                                  | A                    | A                                 | A                    | C                             |  |
| Cinema                                      | F                              | F                    | C                                  | C                    | A                                 | A                    | C                             |  |
| Concert hall                                | C                              | C                    | C                                  | C                    | C                                 | C                    | C                             |  |
| Museum                                      | F                              | F                    | C                                  | C                    | A                                 | A                    | C                             |  |
| Public art, display space                   | A                              | F                    | A                                  | C                    | A                                 | A                    | A                             |  |
| Studios, arts                               | C                              | F                    | A                                  | C                    | A                                 | A                    | A                             |  |
| Studios, production                         | F                              | F                    | C                                  | C                    | A                                 | A                    | A                             |  |
| Theatre                                     | F                              | F                    | A                                  | C                    | A                                 | A                    | A                             |  |
| Ticket sales                                | C                              | F                    | C                                  | C                    | A                                 | C                    | A                             |  |
| <u>Dormitory and Fraternity Uses</u>        |                                |                      |                                    |                      |                                   |                      |                               |  |
| Dormitory not accessory to a use            | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             |  |
| Fraternity                                  | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             |  |
| <u>Educational Uses</u>                     |                                |                      |                                    |                      |                                   |                      |                               |  |
| College or university                       | F                              | F                    | C                                  | C                    | C                                 | C                    | C                             |  |
| Elementary or secondary school <sup>3</sup> | C                              | F                    | A                                  | C                    | A                                 | A                    | F                             |  |
| Kindergarten                                | C                              | F                    | A                                  | C                    | A                                 | A                    | F                             |  |
| Professional school                         | F                              | F                    | C                                  | A                    | A                                 | A                    | A                             |  |
| Trade school                                | F                              | F                    | C                                  | A                    | C                                 | A                    | A                             |  |

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Table B

|                                                                                 | Local Convenience Subdistricts |              |       | Neighborhood Shopping Subdistricts |              |       | Community Commercial Subdistricts |              |       | Local Industrial Subdistricts |              |       |
|---------------------------------------------------------------------------------|--------------------------------|--------------|-------|------------------------------------|--------------|-------|-----------------------------------|--------------|-------|-------------------------------|--------------|-------|
|                                                                                 | Subdistricts                   |              |       | Subdistricts                       |              |       | Subdistricts                      |              |       | Subdistricts                  |              |       |
|                                                                                 | Bsmt. & First Story            | Second Story | Above | Bsmt. & First Story                | Second Story | Above | Bsmt. & First Story               | Second Story | Above | Bsmt. & First Story           | Second Story | Above |
| <u>Entertainment and Recreational Uses</u>                                      |                                |              |       |                                    |              |       |                                   |              |       |                               |              |       |
| Adult entertainment                                                             | F                              | F            |       | F                                  | F            |       | F                                 | F            |       | F                             | F            |       |
| Amusement game machines in commercial establishment                             | F                              | F            |       | F                                  | F            |       | C                                 | F            |       | F                             | F            |       |
| Amusement game machines in non-commercial establishment                         | F                              | F            |       | C                                  | F            |       | C                                 | F            |       | C <sup>1</sup>                | F            |       |
| Bar <sup>4</sup>                                                                | C                              | F            |       | C                                  | F            |       | C                                 | F            |       | C <sup>1</sup>                | F            |       |
| Bar with live entertainment <sup>4</sup>                                        | F                              | F            |       | C                                  | F            |       | C                                 | F            |       | F                             | F            |       |
| Bowling alley                                                                   | F                              | F            |       | C                                  | A            |       | A                                 | A            |       | F                             | F            |       |
| Billiard parlor                                                                 | F                              | F            |       | C                                  | C            |       | C                                 | C            |       | C                             | F            |       |
| Dance hall                                                                      | F                              | F            |       | F                                  | C            |       | F                                 | C            |       | F                             | F            |       |
| Drive-in theatre                                                                | F                              | F            |       | F                                  | F            |       | F                                 | F            |       | F                             | F            |       |
| Fitness center or gymnasium                                                     | F                              | F            |       | C                                  | C            |       | A                                 | A            |       | C <sup>1</sup>                | F            |       |
| Private club not serving alcohol                                                | F                              | F            |       | C                                  | F            |       | C                                 | C            |       | C                             | F            |       |
| Private club serving alcohol                                                    | F                              | F            |       | F                                  | F            |       | F                                 | F            |       | F                             | F            |       |
| Restaurant with live entertainment, not operating after 10:30 p.m. <sup>4</sup> | F                              | F            |       | A                                  | C            |       | A                                 | C            |       | F                             | F            |       |
| Restaurant with live entertainment operating after 10:30 p.m. <sup>4</sup>      | F                              | F            |       | C                                  | C            |       | C                                 | C            |       | F                             | F            |       |
| <u>Funerary Uses</u>                                                            |                                |              |       |                                    |              |       |                                   |              |       |                               |              |       |
| Cemetery                                                                        | F                              | F            |       | F                                  | F            |       | F                                 | F            |       | F                             | F            |       |
| Columbarium                                                                     | F                              | F            |       | F                                  | F            |       | F                                 | F            |       | F                             | F            |       |
| Crematory                                                                       | F                              | F            |       | F                                  | F            |       | F                                 | F            |       | F                             | F            |       |

Table B

|                                         | Local Convenience Subdistricts |                      | Neighborhood Shopping Subdistricts |                      | Community Commercial Subdistricts |                      | Local Industrial Subdistricts |
|-----------------------------------------|--------------------------------|----------------------|------------------------------------|----------------------|-----------------------------------|----------------------|-------------------------------|
|                                         | Bsmt. & First Story            | Second Story & Above | Bsmt. & First Story                | Second Story & Above | Bsmt. & First Story               | Second Story & Above |                               |
|                                         |                                |                      |                                    |                      |                                   |                      |                               |
| <u>Funerary Uses (cont'd)</u>           |                                |                      |                                    |                      |                                   |                      |                               |
| Funeral home                            | A                              | A                    | A                                  | A                    | A                                 | A                    | F                             |
| Mortuary chapel                         | A                              | F                    | A                                  | C                    | A                                 | A                    | F                             |
| <u>Health Care Uses</u>                 |                                |                      |                                    |                      |                                   |                      |                               |
| Clinic                                  | A                              | F                    | A                                  | C                    | A                                 | C                    | C                             |
| Clinical laboratory                     | F                              | F                    | A                                  | C                    | A                                 | A                    | A                             |
| Custodial care facility                 | F                              | F                    | C                                  | C                    | C                                 | C                    | C                             |
| Group care residence, general           | F                              | F                    | C                                  | C                    | C                                 | C                    | F                             |
| Hospital                                | F                              | F                    | C                                  | C                    | C                                 | C                    | C                             |
| Nursing or convalescent home            | F                              | F                    | C                                  | A                    | F                                 | F                    | F                             |
| <u>Hotel and Conference Center Uses</u> |                                |                      |                                    |                      |                                   |                      |                               |
| Bed and breakfast                       | F                              | C                    | C                                  | A                    | C                                 | C                    | F                             |
| Conference center                       | F                              | F                    | F                                  | F                    | C                                 | C                    | F                             |
| Executive suites                        | F                              | F                    | F                                  | C                    | C                                 | C                    | C                             |
| Hotel                                   | F                              | F                    | F                                  | F                    | C                                 | C                    | C                             |
| Motel                                   | F                              | F                    | F                                  | F                    | F                                 | F                    | C                             |
| <u>Industrial Uses</u>                  |                                |                      |                                    |                      |                                   |                      |                               |
| Artists' mixed-use                      | F                              | C                    | C                                  | A                    | F                                 | A                    | A                             |
| Cleaning plant                          | F                              | F                    | F                                  | F                    | F                                 | F                    | C                             |
| General manufacturing use               | F                              | F                    | F                                  | F                    | F                                 | F                    | C                             |

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|                                           | Local Convenience Subdistricts |                      | Neighborhood Shopping Subdistricts |                      | Community Commercial Subdistricts |                      | Local Industrial Subdistricts |   |
|-------------------------------------------|--------------------------------|----------------------|------------------------------------|----------------------|-----------------------------------|----------------------|-------------------------------|---|
|                                           | Bsmt. & First Story            | Second Story & Above | Bsmt. & First Story                | Second Story & Above | Bsmt. & First Story               | Second Story & Above |                               |   |
| <u>Industrial Uses (cont'd)</u>           |                                |                      |                                    |                      |                                   |                      |                               |   |
| Light manufacturing use                   | F                              | F                    | F                                  | F                    | F                                 | F                    | A                             | A |
| Printing plant                            | F                              | F                    | C                                  | C                    | C                                 | C                    | A                             | A |
| Restricted industrial use                 | F                              | F                    | F                                  | F                    | F                                 | F                    | C                             | C |
| <u>Office Uses</u>                        |                                |                      |                                    |                      |                                   |                      |                               |   |
| Agency or professional office             | A                              | A                    | A                                  | A                    | A                                 | A                    | A                             | A |
| General office                            | F                              | F                    | C                                  | A                    | A                                 | A                    | A <sup>5</sup>                | A |
| Office of wholesale business              | F                              | F                    | C                                  | F                    | A                                 | C                    | A                             | A |
| <u>Open Space Uses</u>                    |                                |                      |                                    |                      |                                   |                      |                               |   |
| Golf driving range                        | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             | F |
| Grounds for sports, private               | F                              | F                    | F                                  | F                    | F                                 | F                    | C                             | C |
| Open space                                | A                              | A                    | A                                  | A                    | A                                 | A                    | A                             | A |
| Open space recreational building          | A                              | A                    | A                                  | A                    | A                                 | A                    | A                             | A |
| Outdoor place of recreation for profit    | F                              | F                    | F                                  | F                    | F                                 | F                    | C                             | C |
| Stadium                                   | F                              | F                    | F                                  | F                    | F                                 | F                    | C                             | C |
| <u>Public Service Uses</u>                |                                |                      |                                    |                      |                                   |                      |                               |   |
| Automatic telephone exchange <sup>4</sup> | C                              | F                    | C                                  | C                    | C                                 | A                    | A                             | A |
| Courthouse <sup>4</sup>                   | F                              | F                    | C                                  | C                    | A                                 | A                    | A                             | A |
| Fire station <sup>4</sup>                 | A                              | A                    | A                                  | A                    | A                                 | A                    | A                             | A |
| Penal institution                         | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             | F |

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|                                                                | Local Convenience Subdistricts |                      | Neighborhood Shopping Subdistricts |                      | Community Commercial Subdistricts |                      | Local Industrial Subdistricts |
|----------------------------------------------------------------|--------------------------------|----------------------|------------------------------------|----------------------|-----------------------------------|----------------------|-------------------------------|
|                                                                | Bsmt. & First Story            | Second Story & Above | Bsmt. & First Story                | Second Story & Above | Bsmt. & First Story               | Second Story & Above |                               |
| <u>Public Service Uses (cont'd)</u>                            |                                |                      |                                    |                      |                                   |                      |                               |
| Police station <sup>4</sup>                                    | A                              | A                    | A                                  | A                    | A                                 | A                    | A                             |
| Pumping station <sup>4</sup>                                   | C                              | F                    | C                                  | F                    | C                                 | F                    | A                             |
| Recycling facility (excluding facilities handling toxic waste) | C                              | F                    | C                                  | C                    | C                                 | C                    | C                             |
| Solid waste transfer station                                   | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             |
| Sub-station <sup>4</sup>                                       | F                              | F                    | F                                  | C                    | F                                 | C                    | A                             |
| Telephone exchange                                             | C                              | F                    | C                                  | C                    | C                                 | C                    | C                             |
| <u>Research and Development Uses<sup>6</sup></u>               |                                |                      |                                    |                      |                                   |                      |                               |
| Research laboratory                                            | F                              | F                    | F                                  | C                    | C                                 | C                    | A                             |
| Product development or prototype manufacturing                 | F                              | F                    | F                                  | C                    | C                                 | C                    | A                             |
| <u>Residential Uses</u>                                        |                                |                      |                                    |                      |                                   |                      |                               |
| Congregate living complex                                      | C                              | A                    | C                                  | A                    | F                                 | A                    | F                             |
| Elderly housing                                                | C                              | A                    | C                                  | A                    | F                                 | A                    | F                             |
| Group residence, limited                                       | A                              | A                    | C                                  | A                    | C                                 | C                    | F                             |
| Homeless shelter                                               | C                              | C                    | C                                  | C                    | C                                 | C                    | F                             |
| Lodging house                                                  | F                              | C                    | C                                  | C                    | F                                 | F                    | F                             |
| Mobile home                                                    | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             |
| Mobile home park                                               | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             |
| Multi-family dwelling                                          | A                              | A                    | C                                  | A                    | C                                 | A                    | F                             |

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Table B

|                                   | Local Convenience Subdistricts |                      | Neighborhood Shopping Subdistricts |                      | Community Commercial Subdistricts |                      | Local Industrial Subdistricts |
|-----------------------------------|--------------------------------|----------------------|------------------------------------|----------------------|-----------------------------------|----------------------|-------------------------------|
|                                   | Bsmt. & First Story            | Second Story & Above | Bsmt. & First Story                | Second Story & Above | Bsmt. & First Story               | Second Story & Above |                               |
| <u>Residential Uses (cont'd)</u>  |                                |                      |                                    |                      |                                   |                      |                               |
| One family detached dwelling      | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             |
| One family semi-attached dwelling | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             |
| Orphanage                         | F                              | F                    | C                                  | C                    | C                                 | C                    | F                             |
| Rowhouse                          | A                              | A                    | F                                  | F                    | F                                 | F                    | F                             |
| Temporary dwelling structure      | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             |
| Three family detached dwelling    | A                              | A                    | C                                  | A                    | C                                 | A                    | F                             |
| Townhouse                         | A                              | A                    | C                                  | A                    | C                                 | A                    | F                             |
| Transitional housing              | C                              | A                    | C                                  | A                    | C                                 | A                    | F                             |
| Two family detached dwelling      | A                              | A                    | F                                  | F                    | F                                 | F                    | F                             |
| Two family semi-attached dwelling | A                              | A                    | F                                  | F                    | F                                 | F                    | F                             |
| <u>Restaurant Uses</u>            |                                |                      |                                    |                      |                                   |                      |                               |
| Drive-in restaurant               | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             |
| Restaurant                        | C                              | F                    | A                                  | C                    | A                                 | C                    | A                             |
| Take-out restaurant               |                                |                      |                                    |                      |                                   |                      |                               |
| Small <sup>7</sup>                | A                              | F                    | A                                  | F                    | A                                 | F                    | A <sup>1</sup>                |
| Large <sup>8</sup>                | C                              | F                    | C                                  | F                    | C                                 | F                    | C                             |
| <u>Retail Uses<sup>9</sup></u>    |                                |                      |                                    |                      |                                   |                      |                               |
| Adult bookstore                   |                                |                      |                                    |                      |                                   |                      |                               |
| Bakery                            | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             |
| General retail business           | A                              | F                    | A                                  | C                    | A                                 | C                    | A                             |
|                                   | F                              | F                    | F                                  | F                    | A                                 | C                    | C                             |

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Table B

|                                                 | Local Convenience Subdistricts |                      | Neighborhood Shopping Subdistricts |                      | Community Commercial Subdistricts |                      | Local Industrial Subdistricts |
|-------------------------------------------------|--------------------------------|----------------------|------------------------------------|----------------------|-----------------------------------|----------------------|-------------------------------|
|                                                 | Bsmt. & First Story            | Second Story & Above | Bsmt. & First Story                | Second Story & Above | Bsmt. & First Story               | Second Story & Above |                               |
| <u>Retail Uses (cont'd)</u>                     |                                |                      |                                    |                      |                                   |                      |                               |
| Liquor store                                    | F                              | F                    | C                                  | F                    | C                                 | F                    | F                             |
| Local retail business                           | A                              | F                    | A                                  | C                    | A                                 | C                    | A                             |
| Outdoor sale of garden supplies                 | A                              | F                    | A                                  | F                    | A                                 | F                    | C <sup>1</sup>                |
| <u>Service Uses<sup>9</sup></u>                 |                                |                      |                                    |                      |                                   |                      |                               |
| Animal hospital                                 | C                              | F                    | C                                  | C                    | C                                 | F                    | C                             |
| Barber or beauty shop                           | A                              | F                    | A                                  | A                    | A                                 | A                    | A                             |
| Caterer's establishment                         | A                              | F                    | A                                  | A                    | A                                 | C                    | A                             |
| Dry-cleaning shop                               | A                              | F                    | A                                  | A                    | A                                 | C                    | A                             |
| Kennel                                          | C                              | F                    | C                                  | F                    | C                                 | F                    | A <sup>2</sup>                |
| Laundry, retail service                         | A                              | F                    | A                                  | F                    | A                                 | F                    | A                             |
| Laundry, self-service                           | A                              | F                    | A                                  | F                    | A                                 | F                    | A                             |
| Photocopying establishment                      | A                              | F                    | A                                  | A                    | A                                 | A                    | A                             |
| Shoe repair                                     | A                              | F                    | A                                  | A                    | A                                 | A                    | A                             |
| Tailor shop                                     | A                              | F                    | A                                  | A                    | A                                 | A                    | A                             |
| <u>Storage Uses, Major</u>                      |                                |                      |                                    |                      |                                   |                      |                               |
| Outdoor storage of new materials                | F                              | F                    | F                                  | F                    | F                                 | F                    | C                             |
| Outdoor storage of damaged or disabled vehicles | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             |
| Outdoor storage of junk and scrap               | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             |
| Storage of certain materials                    | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             |



Table B

|                                        | Local Convenience Subdistricts |                    | Neighborhood Shopping Subdistricts |                    | Community Commercial Subdistricts |                    | Local Industrial Subdistricts |
|----------------------------------------|--------------------------------|--------------------|------------------------------------|--------------------|-----------------------------------|--------------------|-------------------------------|
|                                        | Bsmt. & First Story            | Second Story Above | Bsmt. & First Story                | Second Story Above | Bsmt. & First Story               | Second Story Above |                               |
| <u>Storage Uses, Major (cont'd)</u>    |                                |                    |                                    |                    |                                   |                    |                               |
| Storage of flammable liquids and gases | C                              | C                  | C                                  | C                  | C                                 | C                  | A                             |
| Small <sup>10</sup>                    | F                              | F                  | F                                  | F                  | F                                 | F                  | F                             |
| Large <sup>10</sup>                    | F                              | F                  | F                                  | F                  | F                                 | F                  | F                             |
| Storage or transfer of toxic waste     | F                              | F                  | F                                  | F                  | F                                 | F                  | C                             |
| Warehousing                            | F                              | F                  | F                                  | F                  | F                                 | F                  | F                             |
| Wrecking yard                          | F                              | F                  | F                                  | F                  | F                                 | F                  | F                             |
| <u>Trade Uses<sup>9</sup></u>          |                                |                    |                                    |                    |                                   |                    |                               |
| Carpenters shop                        | A                              | F                  | A                                  | C                  | A                                 | C                  | A                             |
| Electrician's shop                     | A                              | F                  | A                                  | C                  | A                                 | C                  | A                             |
| Machine shop                           | C                              | F                  | C                                  | C                  | A                                 | C                  | A                             |
| Photographer's studio                  | A                              | F                  | A                                  | C                  | A                                 | C                  | A                             |
| Plumber's shop                         | A                              | F                  | A                                  | C                  | A                                 | C                  | A                             |
| Radio/television repair                | A                              | F                  | A                                  | C                  | A                                 | C                  | A                             |
| Upholsterer's shop                     | A                              | F                  | A                                  | C                  | A                                 | C                  | A                             |
| Welder's shop                          | F                              | F                  | C                                  | F                  | C                                 | F                  | A                             |
| <u>Transportation Uses</u>             |                                |                    |                                    |                    |                                   |                    |                               |
| Airport                                | F                              | F                  | F                                  | F                  | F                                 | F                  | F                             |
| Bus terminal                           | F                              | F                  | F                                  | F                  | F                                 | F                  | F                             |
| Garage with dispatch                   | C                              | F                  | C                                  | C                  | C                                 | C                  | C                             |

FOR DISCUSSION PURPOSES ONLY

Table B

|                                                  | Local Convenience Subdistricts |                      | Neighborhood Shopping Subdistricts |                      | Community Commercial Subdistricts |                      | Local Industrial Subdistricts |
|--------------------------------------------------|--------------------------------|----------------------|------------------------------------|----------------------|-----------------------------------|----------------------|-------------------------------|
|                                                  | Bsmt. & First Story            | Second Story & Above | Bsmt. & First Story                | Second Story & Above | Bsmt. & First Story               | Second Story & Above |                               |
| <u>Transportation Uses (cont'd)</u>              |                                |                      |                                    |                      |                                   |                      |                               |
| Helicopter landing facility                      | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             |
| Motor freight terminal                           | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             |
| Rail freight terminal                            | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             |
| Railroad passenger station                       | C                              | C                    | C                                  | C                    | C                                 | C                    | C                             |
| <u>Vehicular Uses</u>                            |                                |                      |                                    |                      |                                   |                      |                               |
| Bus servicing or storage                         | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             |
| Carwash <sup>11</sup>                            | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             |
| Gasoline station <sup>11</sup>                   | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             |
| Indoor sale and installation of automotive parts | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             |
| Indoor sale of automobiles and trucks            | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             |
| Outdoor sale of new and used vehicles            | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             |
| Parking garage                                   | F                              | F                    | C                                  | C                    | C                                 | C                    | A                             |
| Parking lot                                      | F                              | F                    | C                                  | C                    | C                                 | C                    | A                             |
| Rental agency for cars                           | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             |
| Rental agency for trucks                         | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             |
| Repair garage                                    | F                              | F                    | F                                  | F                    | C                                 | F                    | C <sup>1</sup>                |
| Truck servicing or storage                       | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             |

FOR DISCUSSION PURPOSES ONLY



Table B

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Local Convenience Subdistricts |                      |                      | Neighborhood Shopping Subdistricts |                      |                      | Community Commercial Subdistricts |                      |                      | Local Industrial Subdistricts |                      |                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|----------------------|----------------------|------------------------------------|----------------------|----------------------|-----------------------------------|----------------------|----------------------|-------------------------------|----------------------|----------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Bsmt. & First Story            |                      |                      | Bsmt. & First Story                |                      |                      | Bsmt. & First Story               |                      |                      | Bsmt. & First Story           |                      |                      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Second Story & Above           | Second Story & Above | Second Story & Above | Second Story & Above               | Second Story & Above | Second Story & Above | Second Story & Above              | Second Story & Above | Second Story & Above | Second Story & Above          | Second Story & Above | Second Story & Above |
| <u>Wholesale Uses</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                |                      |                      |                                    |                      |                      |                                   |                      |                      |                               |                      |                      |
| Wholesale business                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | F                              |                      | F                    | C                                  |                      | F                    | C                                 |                      | C                    |                               | C                    | A                    |
| <u>Accessory and Ancillary Uses</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                |                      |                      |                                    |                      |                      |                                   |                      |                      |                               |                      |                      |
| In each subdistrict of the Dorchester Avenue Neighborhood District, an accessory use ordinarily incident to a lawful main use is allowed, subject to the provisions of Article 10, unless such use is (i) specifically forbidden as a main use for such subdistrict in this Table B and (ii) not designated "A" or "C" for such subdistrict on the accessory use table below. In any event, an accessory use shall be subject to the same restrictions, conditions, limitations, provisos and safeguards as the use to which it is accessory. |                                |                      |                      |                                    |                      |                      |                                   |                      |                      |                               |                      |                      |
| Accessory amusement game machines (not more than four) in commercial or non-commercial establishment                                                                                                                                                                                                                                                                                                                                                                                                                                          | C                              |                      | F                    | C                                  |                      | C                    |                                   |                      | C                    |                               | F                    | F                    |
| Accessory art use                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | A                              |                      | F                    | C                                  |                      | C                    |                                   |                      | A                    |                               | A                    | F <sup>12</sup>      |
| Accessory automatic teller machine                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | C                              |                      | F                    | C                                  |                      | C                    |                                   |                      | A                    |                               | F                    | A                    |
| Accessory bus servicing or storage                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | F                              |                      | F                    | F                                  |                      | F                    |                                   |                      | F                    |                               | F                    | C                    |
| Accessory cafeteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | A                              |                      | C                    | A                                  |                      | A                    |                                   |                      | A                    |                               | A                    | A                    |
| Accessory cultural use                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | A                              |                      | A                    | A                                  |                      | A                    |                                   |                      | A                    |                               | A                    | A                    |
| Accessory dormitory                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | F                              |                      | F                    | F                                  |                      | F                    |                                   |                      | F                    |                               | F                    | F                    |
| Accessory drive-through restaurant                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | F                              |                      | F                    | F                                  |                      | F                    |                                   |                      | F                    |                               | F                    | F                    |
| Accessory drive-through retail                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | F                              |                      | F                    | F                                  |                      | F                    |                                   |                      | C                    |                               | F                    | C <sup>1</sup>       |
| Accessory family day care home                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | A                              |                      | A                    | A                                  |                      | A                    |                                   |                      | A                    |                               | A                    | A                    |
| Accessory home occupation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | A                              |                      | A                    | A                                  |                      | A                    |                                   |                      | A                    |                               | A                    | F                    |
| Accessory industrial use                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | F                              |                      | F                    | F                                  |                      | F                    |                                   |                      | F                    |                               | F                    | A                    |

FOR DISCUSSION PURPOSES ONLY

Table B

|                                                                                        | Local Convenience Subdistricts |                      | Neighborhood Shopping Subdistricts |                      | Community Commercial Subdistricts |                      | Local Industrial Subdistricts |  |
|----------------------------------------------------------------------------------------|--------------------------------|----------------------|------------------------------------|----------------------|-----------------------------------|----------------------|-------------------------------|--|
|                                                                                        | Bsmt. & First Story            | Second Story & Above | Bsmt. & First Story                | Second Story & Above | Bsmt. & First Story               | Second Story & Above |                               |  |
| <u>Accessory and Ancillary Uses (cont'd)</u>                                           |                                |                      |                                    |                      |                                   |                      |                               |  |
| Accessory keeping of animals other than laboratory animals                             | C                              | F                    | C                                  | F                    | C                                 | C                    | C                             |  |
| Accessory keeping of laboratory animals                                                | F                              | F                    | C                                  | C                    | C                                 | C                    | C                             |  |
| Accessory machine shop                                                                 | F                              | F                    | F                                  | F                    | A                                 | F                    | A                             |  |
| Accessory manufacture of products                                                      | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             |  |
| Accessory offices                                                                      | A                              | A                    | A                                  | A                    | A                                 | A                    | A                             |  |
| Accessory offices for university                                                       | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             |  |
| Accessory outdoor cafe                                                                 | A                              | F                    | A                                  | F                    | A                                 | F                    | A                             |  |
| Accessory parking                                                                      | A                              | F                    | A                                  | F                    | A                                 | F                    | A                             |  |
| Accessory personnel quarters                                                           | A                              | F                    | A                                  | F                    | A                                 | F                    | A                             |  |
| Accessory printing                                                                     | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             |  |
| Accessory professional office in a dwelling                                            | C                              | C                    | A                                  | C                    | A                                 | C                    | A                             |  |
| Accessory railroad storage yard                                                        | A                              | A                    | A                                  | A                    | A                                 | A                    | A                             |  |
| Accessory recycling                                                                    | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             |  |
| Accessory repair garage                                                                | A                              | C                    | A                                  | C                    | A                                 | A                    | A                             |  |
| Accessory retail                                                                       | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             |  |
| Accessory services for apartment and hotel residents                                   | A                              | C                    | A                                  | C                    | A                                 | A                    | A                             |  |
| Accessory services incidental to educational uses other than college or university use | A                              | A                    | A                                  | A                    | A                                 | A                    | A                             |  |
|                                                                                        | F                              | F                    | F                                  | F                    | C                                 | C                    | C                             |  |

FOR DISCUSSION PURPOSES ONLY



Table B

| Local<br>Convenience<br>Subdistricts | Neighborhood<br>Shopping<br>Subdistricts |                            | Community<br>Commercial<br>Subdistricts |                            | Local Industrial<br>Subdistricts |
|--------------------------------------|------------------------------------------|----------------------------|-----------------------------------------|----------------------------|----------------------------------|
|                                      | Bsmt.<br>Story                           | Second<br>Story &<br>Above | Bsmt.<br>& First<br>Story               | Second<br>Story &<br>Above |                                  |

Accessory and Ancillary Uses (cont'd)

|                                                       |   |   |   |   |   |
|-------------------------------------------------------|---|---|---|---|---|
| Accessory storage of flammable liquids and gases      | C | C | C | A | A |
| Small <sup>10</sup>                                   | F | F | F | F | F |
| Large <sup>10</sup>                                   |   |   |   |   |   |
| Accessory swimming pool or tennis court <sup>13</sup> | A | C | A | C | C |
| Accessory trade uses                                  | A | A | A | A | A |
| Accessory truck servicing or storage                  | F | F | F | F | F |
| Accessory wholesale business                          | F | F | F | C | C |
| Ancillary use <sup>14</sup>                           | C | C | C | C | C |

1. F on second story and above.
2. C on second story and above.
3. The requirements of St. 1956, c. 665, S.2, where apt, are met.
4. See Section 52-\_\_.
5. Provided that such use shall not exceed forty percent (40%) of the gross floor area allowed within a Lot.

Table B

6. Provided that such use shall comply with all guidelines and standards promulgated by the National Institute of Health concerning the care and use of laboratory animals.
7. Total gross floor area not more than 2,500 square feet per restaurant.
8. Total gross floor area **exceeding** 2,500 square feet per restaurant.
9. Where a Retail, Service or Trade Use is designated "A", it shall be conditional if merchandise is sold or displayed out-of-doors or such establishment is open to the public after 12 midnight or before 6:00 a.m.
10. Small: storage of less than thirty thousand (30,000) gallons of flammable liquids or less than ten thousand (10,000) cubic feet of gases; Large: storage of thirty thousand (30,000) gallons or more of flammable liquids or ten thousand (10,000) cubic feet or more of gases.
11. Where such use is designated "A", or "C", provided that all washing, painting, lubricating, and making of repairs is carried on inside a building; that such establishment is sufficiently sound insulated to confine all noise to the lot; that all flashing, fumes, gases, smoke and vapor are effectively confined to the lot; and that there is no outdoor storage of damaged, disabled or unregistered motor vehicles for a period of more than one month; otherwise forbidden.
12. A on second story and above.
13. Provided that such use is more than four (4) feet from every lot line, and in the case of a swimming pool, that it is protected by a fence at least six (6) feet in height with a gate which is locked from the outside, and that if the pool is within ten (10) feet of a lot line, the fence is concealing to a height of at least six (6) feet.
14. Provided that any such use shall be subject to the same restrictions, conditions, limitations, provisos and safeguards as the use to which it is ancillary.

FOR DISCUSSION PURPOSES ONLY



TABLE D

**Dorchester Avenue Neighborhood District**  
**Neighborhood Business Subdistricts and Local Industrial Subdistricts Dimensional Regulations**

|                                                               | <u>Local<br/>Convenience<br/>Subdistricts</u> | <u>Neighborhood<br/>Shopping<br/>Subdistricts</u> | <u>Community<br/>Commercial<br/>Subdistricts</u> | <u>Local<br/>Industrial<br/>Subdistricts</u> |
|---------------------------------------------------------------|-----------------------------------------------|---------------------------------------------------|--------------------------------------------------|----------------------------------------------|
| Maximum Floor Area Ratio                                      | 1.0                                           | 1.0                                               | 1.0                                              | 1.0                                          |
| Maximum Building Height                                       | 40                                            | 40                                                | 40                                               | 40                                           |
| Minimum Lot Size                                              | none                                          | none                                              | none                                             | none                                         |
| Minimum Lot Area Per Dwelling Unit                            | none                                          | none                                              | none                                             | none                                         |
| Minimum Usable Open Space (1) per Dwelling Unit (square feet) | 50                                            | 50                                                | 50                                               | 50                                           |
| Minimum Lot Width                                             | none                                          | none                                              | none                                             | none                                         |
| Minimum Lot Frontage                                          | none                                          | none                                              | none                                             | none                                         |
| Minimum Front Yard (3)                                        | none (2)                                      | none (2)                                          | none (2)                                         | 6 (2)                                        |
| Minimum Side Yard (4)                                         | none                                          | none                                              | none                                             | none                                         |
| Minimum Rear Yard (5)                                         | 20                                            | 20                                                | 20                                               | 20                                           |

FOR DISCUSSION PURPOSES ONLY

**Footnotes:**

1. In a Neighborhood Business Subdistrict, all or a portion of required usable open space may be met by suitably designed and accessible space on balconies of main buildings or on roofs of wings of main buildings, or on the roofs of accessory buildings.
2. See Section 52-\_\_\_, **Street Wall Continuity**.
3. In a required front yard, no plaza, terrace or public access to a basement (other than required by the State Building Code) shall be below the grade of the nearest sidewalk unless, after public notice and hearing and subject to the provisions of Article 6, the Board of Appeal grants a permit therefor.
- In a Neighborhood Business and Local Industrial Subdistricts, every front yard required by this code shall be at grade level along every lot line on which such yard abuts.
4. In a Neighborhood Business and Local Industrial Subdistricts, no side yard is required except in the case of a lot with a side lot line abutting a Residential Subdistrict, which shall have side yards as if it were in such abutting district. Every side yard so required that does not abut a street line shall, along every lot line on which such yard abuts, be at a level no higher than that of the lowest window sill of the lowest room designed for human occupancy or so occupied, and relying upon natural light or natural ventilation from windows opening on such yard.
5. In a Neighborhood Business and Local Industrial Subdistricts, every rear yard required by this code that does not abut a street line shall, along every lot line on which such yard abuts, be at a level no higher than the level of the lowest window sill in the lowest room designed for human occupancy or so occupied, and relying upon natural light or natural ventilation from windows opening on such yard.

FOR DISCUSSION PURPOSES ONLY



TABLE E

## Off-Street Parking Requirements

Proposed Projects Under 50,000 Square Feet  
of Gross Floor Area(1)

|                                         | Space(s) Per 1,000<br>Square Feet of<br><u>Gross Floor Area</u> |
|-----------------------------------------|-----------------------------------------------------------------|
| <u>Banking and Postal Uses</u>          | 1.0                                                             |
| <u>Community Uses</u>                   | 1.0                                                             |
| <u>Educational Uses</u>                 |                                                                 |
| Day Care Center                         | 0.7                                                             |
| Elementary School                       | 0.7                                                             |
| Junior High School (through 10th Grade) | 0.7                                                             |
| Kindergarten                            | 0.7                                                             |
| Other Educational Uses                  | 1.0                                                             |
| <u>Health Care Uses</u>                 | 1.0                                                             |
| <u>Industrial Uses</u>                  | 0.5                                                             |
| <u>Institutional Uses</u>               | 0.7                                                             |
| <u>Office Uses</u>                      | 2.0                                                             |
| <u>Public Service Uses</u>              |                                                                 |
| Courthouse                              | 2.0                                                             |
| Police Station                          | 1.5                                                             |
| Fire Station                            | 1.0                                                             |
| All other Public Service Uses           | 0                                                               |
| <u>Research and Development Uses</u>    | 0.5                                                             |
| <u>Retail Uses</u>                      | 2.0                                                             |
| <u>Service and Trade Uses</u>           | 2.0                                                             |

FOR DISCUSSION PURPOSES ONLY

1. For Proposed Projects of 50,000 or more square feet, see Section 52-\_\_.

# TABLE E - Continued

## Off-Street Parking Requirements

### Proposed Projects Under 50,000 Square Feet of Gross Floor Area(1)

Space(s) Per 1,000  
Square Feet of  
Gross Floor Area

Storage Uses, Major

0.5

Transportation Uses

0.25

Vehicular Uses

0.5

Wholesale Uses

0.25

FOR DISCUSSION PURPOSES ONLY

1. For Proposed Projects of 50,000 or more square feet of gross floor area, see Section 52-\_\_.

2. Where benches are used, each two 30-inch feet of bench shall constitute one seat.

1. For Proposed Projects of 50,000 or more square feet, see Section 52-\_\_.



## Off-Street Parking Requirements

Proposed Projects Under 50,000 Square Feet  
of Gross Floor Area(1)

|                                                | If there are seats:<br>(spaces per seat)(2) | If there are no seats<br>(spaces per 1,000<br>square feet of public<br>floor area in structures)(2) |
|------------------------------------------------|---------------------------------------------|-----------------------------------------------------------------------------------------------------|
| <u>Cultural Uses</u>                           |                                             |                                                                                                     |
| <u>Entertainment and<br/>Recreational Uses</u> | 0.15                                        | 4.0                                                                                                 |
| <u>Funerary Uses</u>                           |                                             |                                                                                                     |
| Funeral home                                   | 0.1                                         | 3.0                                                                                                 |
| Mortuary chapel                                | 0.1                                         | 3.0                                                                                                 |
| All other funerary uses                        | none                                        | none                                                                                                |
| <u>Places of Worship</u>                       | 0.1                                         | 3.0                                                                                                 |
| <u>Public Assembly Uses</u> (3)                | 0.20                                        | 8.0                                                                                                 |
| <u>Restaurant Uses</u>                         | 0.15                                        | 4.0                                                                                                 |

1. For Proposed Projects of 50,000 or more square feet of gross floor area, see Section 52-\_\_.
2. Where benches are used, each two (2) lineal feet of bench shall constitute one seat.
3. As the term is defined in Article 2A.

# TABLE E - Continued

## Off-Street Parking Requirements Residential and Related Uses

### Proposed Projects Under 50,000 Square Feet of Gross Floor Area(1)

|                                         | Off Street Parking<br>Requirement (space<br>per dwelling unit)(2) |
|-----------------------------------------|-------------------------------------------------------------------|
| <u>Dormitory/Fraternity Uses</u>        | 0.5                                                               |
| <u>Hotel and Conference Center Uses</u> | 0.7                                                               |
| <u>Residential Uses</u>                 |                                                                   |
| Elderly Housing                         | 0.5                                                               |
| Group Care Limited                      | 0.5                                                               |
| Homeless Shelter                        | 0.25                                                              |
| Lodging House                           | 0.5                                                               |
| Transitional Housing                    | 0.25                                                              |
| Affordable Housing                      | 0.7                                                               |
| Other Residential Uses                  | 1.00                                                              |

1. For Proposed Projects of 50,000 or more square feet of gross floor area, see  
Section 52-\_\_.

2. Where a use is not divided into Dwelling Units:

- (a) if sleeping rooms have accommodations for not more than two (2) persons,  
two (2) such sleeping rooms shall constitute a Dwelling Unit;
- (b) if sleeping rooms have accommodations for more than two (2) persons, four  
(4) ~~beds~~ shall constitute a Dwelling Unit.

FOR DISCUSSION PURPOSES ONLY



TABLE F

## Off-Street Loading Requirements

Proposed Project Under 50,000 Square Feet of  
Gross Floor Area(1)

| <u>Gross Floor Area</u>   | <u>Required Off<br/>Street Loading Bays</u> |
|---------------------------|---------------------------------------------|
| 0-15,000 square feet      | 0                                           |
| 15,001-49,999 square feet | 1.0                                         |

1. For Proposed Projects of 50,000 or more square feet, see Section 52-\_\_.

FOR DISCUSSION PURPOSES ONLY

TABLE A

|                                         | <u>One-Family<br/>(1F)</u> | <u>Two-Family<br/>(2F)</u> | <u>Three-Family<br/>(3F-G)</u> | <u>Triple<br/>Decker<br/>(3F-D)</u> | <u>Multi-Family<br/>Residential<br/>(MFR)</u> | <u>Multi-Family<br/>Residential/<br/>Local Service<br/>(MFR/LS)</u> |
|-----------------------------------------|----------------------------|----------------------------|--------------------------------|-------------------------------------|-----------------------------------------------|---------------------------------------------------------------------|
| <u>Health Care Uses</u>                 |                            |                            |                                |                                     |                                               |                                                                     |
| Clinic                                  | F                          | F                          | F                              | F                                   | F                                             | C <sup>1</sup>                                                      |
| Clinical laboratory                     | F                          | F                          | F                              | F                                   | F                                             | F                                                                   |
| Custodial care facility                 | C                          | C                          | C                              | C                                   | C                                             | C                                                                   |
| Group residence, general                | C                          | C                          | C                              | C                                   | C                                             | C                                                                   |
| Hospital                                | F                          | F                          | F                              | F                                   | C                                             | F                                                                   |
| Nursing or convalescent home            | C                          | C                          | C                              | C                                   | C                                             | C                                                                   |
| <u>Hotel and Conference Center Uses</u> |                            |                            |                                |                                     |                                               |                                                                     |
| Bed and breakfast                       | C                          | C                          | C                              | C                                   | C                                             | C                                                                   |
| Conference center                       | F                          | F                          | F                              | F                                   | F                                             | F                                                                   |
| Executive suites                        | F                          | F                          | F                              | F                                   | F                                             | F                                                                   |
| Hotel                                   | F                          | F                          | F                              | F                                   | F                                             | F                                                                   |
| Motel                                   | F                          | F                          | F                              | F                                   | F                                             | F                                                                   |
| <u>Industrial Uses</u>                  |                            |                            |                                |                                     |                                               |                                                                     |
| Artists' mixed-use                      | F                          | F                          | F                              | F                                   | C                                             | C                                                                   |
| Cleaning plant                          | F                          | F                          | F                              | F                                   | F                                             | F                                                                   |
| General manufacturing use               | F                          | F                          | F                              | F                                   | F                                             | F                                                                   |
| Light manufacturing use                 | F                          | F                          | F                              | F                                   | F                                             | F                                                                   |
| Printing Plant                          | F                          | F                          | F                              | F                                   | F                                             | F                                                                   |
| Restricted industrial use               | F                          | F                          | F                              | F                                   | F                                             | F                                                                   |



TABLE A

# **Dorchester Avenue Neighborhood District Use Regulations in Residential Subdistricts**

Key: A=Allowed, C=Conditional, F=Forbidden

For definitions of use categories and certain specific uses, see Article 2A.

|                                                       | One-Family<br>(1F) | Two-Family<br>(2F) | Three-Family<br>(3F-G) | Triple<br>Decker<br>(3F-D) | Multi-Family<br>Residential<br>(MFR) | Multi-Family<br>Residential/<br>Local Service<br>(MFR/LS) |
|-------------------------------------------------------|--------------------|--------------------|------------------------|----------------------------|--------------------------------------|-----------------------------------------------------------|
| <u>Banking and Postal Uses</u>                        |                    |                    |                        |                            |                                      |                                                           |
| Automatic teller machine                              | F                  | F                  | F                      | F                          | F                                    | C <sup>1</sup>                                            |
| Bank                                                  | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Drive-in bank                                         | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Post office                                           | F                  | F                  | F                      | F                          | F                                    | C <sup>1</sup>                                            |
| <u>Community Uses</u>                                 |                    |                    |                        |                            |                                      |                                                           |
| Adult education center                                | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Community center                                      | F                  | F                  | F                      | F                          | F                                    | C <sup>1</sup>                                            |
| Day care center                                       | C                  | C                  | C                      | C                          | C <sup>1</sup>                       | C <sup>1</sup>                                            |
| Day care center, elderly                              | C                  | C                  | C                      | C                          | C <sup>1</sup>                       | C <sup>1</sup>                                            |
| Library                                               | A                  | A                  | A                      | A                          | A                                    | A                                                         |
| Place of worship; monastery;<br>convent; parish house | A                  | A                  | A                      | A                          | A                                    | A                                                         |
| <u>Cultural Uses</u>                                  |                    |                    |                        |                            |                                      |                                                           |
| Art gallery                                           | F                  | F                  | F                      | F                          | F                                    | C <sup>1</sup>                                            |
| Art use                                               | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Auditorium                                            | F                  | F                  | F                      | F                          | F                                    | F                                                         |

TABLE A

|                                                        | <u>One-Family<br/>(1F)</u> | <u>Two-Family<br/>(2F)</u> | <u>Three-Family<br/>(3F-G)</u> | <u>Triple<br/>Decker<br/>(3F-D)</u> | <u>Multi-Family<br/>Residential<br/>(MFR)</u> | <u>Multi-Family/<br/>Residential/<br/>Local Service<br/>(MFR/LS)</u> |
|--------------------------------------------------------|----------------------------|----------------------------|--------------------------------|-------------------------------------|-----------------------------------------------|----------------------------------------------------------------------|
| <u>Cultural Uses</u>                                   |                            |                            |                                |                                     |                                               |                                                                      |
| Cinema                                                 | F                          | F                          | F                              | F                                   | F                                             | F                                                                    |
| Concert hall                                           | F                          | F                          | F                              | F                                   | F                                             | F                                                                    |
| Museum                                                 | F                          | F                          | F                              | F                                   | F                                             | F                                                                    |
| Public art, display space                              | F                          | F                          | F                              | F                                   | F                                             | F                                                                    |
| Studios, arts                                          | F                          | F                          | F                              | F                                   | F                                             | C <sup>1</sup>                                                       |
| Studios, production                                    | F                          | F                          | F                              | F                                   | F                                             | C <sup>1</sup>                                                       |
| Theatre                                                | F                          | F                          | F                              | F                                   | F                                             | F                                                                    |
| Ticket sales                                           | F                          | F                          | F                              | F                                   | F                                             | C <sup>1</sup>                                                       |
| <u>Dormitory and Fraternity Uses</u>                   |                            |                            |                                |                                     |                                               |                                                                      |
| Dormitory not accessory to a use                       | F                          | F                          | F                              | F                                   | F                                             | F                                                                    |
| Fraternity                                             | F                          | F                          | F                              | F                                   | F                                             | F                                                                    |
| <u>Educational Uses</u>                                |                            |                            |                                |                                     |                                               |                                                                      |
| College or university                                  | F                          | F                          | F                              | F                                   | F                                             | F                                                                    |
| Elementary or secondary school <sup>2</sup>            | C                          | C                          | C                              | C                                   | C                                             | C                                                                    |
| Kindergarten                                           | C                          | C                          | C                              | C                                   | C                                             | C                                                                    |
| Professional school                                    | F                          | F                          | F                              | F                                   | F                                             | C <sup>1</sup>                                                       |
| Trade school                                           | F                          | F                          | F                              | F                                   | F                                             | C <sup>1</sup>                                                       |
| <u>Entertainment and Recreational Uses</u>             |                            |                            |                                |                                     |                                               |                                                                      |
| Adult entertainment                                    | F                          | F                          | F                              | F                                   | F                                             | F                                                                    |
| Amusement game machines in<br>commercial establishment | F                          | F                          | F                              | F                                   | F                                             | F                                                                    |



TABLE A

|                                                                    | One-Family<br>(1F) | Two-Family<br>(2F) | Three-Family<br>(3F-G) | Triple<br>Decker<br>(3F-D) | Multi-Family<br>Residential<br>(MFR) | Multi-Family<br>Residential/<br>Local Service<br>(MFR/LS) |
|--------------------------------------------------------------------|--------------------|--------------------|------------------------|----------------------------|--------------------------------------|-----------------------------------------------------------|
| <u>Entertainment and Recreational Uses (cont'd)</u>                |                    |                    |                        |                            |                                      |                                                           |
| Amusement game machines in non-commercial establishment            | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Bar                                                                | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Bar with live entertainment                                        | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Bowling alley                                                      | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Billiard parlor                                                    | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Dance hall                                                         | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Drive-in theatre                                                   | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Fitness center or gymnasium                                        | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Private club not serving alcohol                                   | F                  | F                  | F                      | F                          | F                                    | C <sup>1</sup>                                            |
| Private club serving alcohol                                       | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Restaurant with live entertainment, not operating after 10:30 p.m. | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Restaurant with live entertainment, operating after 10:30 p.m.     | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| <u>Funerary Uses</u>                                               |                    |                    |                        |                            |                                      |                                                           |
| Cemetery                                                           | C                  | C                  | C                      | C                          | C                                    | C                                                         |
| Columbarium                                                        | C                  | C                  | C                      | C                          | C                                    | C                                                         |
| Crematory                                                          | C                  | C                  | C                      | C                          | C                                    | C                                                         |
| Funeral home                                                       | A                  | A                  | A                      | A                          | A                                    | A                                                         |
| Mortuary chapel                                                    | C                  | C                  | C                      | C                          | C                                    | C                                                         |

TABLE A

|                                         | One-Family<br>(1F) | Two-Family<br>(2F) | Three-Family<br>(3F-G) | Triple<br>Decker<br>(3F-D) | Multi-Family<br>Residential<br>(MFR) | Multi-Family<br>Residential/<br>Local Service<br>(MFR/LS) |
|-----------------------------------------|--------------------|--------------------|------------------------|----------------------------|--------------------------------------|-----------------------------------------------------------|
| <u>Health Care Uses</u>                 |                    |                    |                        |                            |                                      |                                                           |
| Clinic                                  | F                  | F                  | F                      | F                          | F                                    | C <sup>1</sup>                                            |
| Clinical laboratory                     | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Custodial care facility                 | C                  | C                  | C                      | C                          | C                                    | C                                                         |
| Group residence, general                | C                  | C                  | C                      | C                          | C                                    | C                                                         |
| Hospital                                | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Nursing or convalescent home            | C                  | C                  | C                      | C                          | <del>A</del>                         | <del>A</del>                                              |
| <u>Hotel and Conference Center Uses</u> |                    |                    |                        |                            |                                      |                                                           |
| Bed and breakfast                       | C                  | C                  | C                      | C                          | C                                    | C                                                         |
| Conference center                       | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Executive suites                        | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Hotel                                   | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Motel                                   | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| <u>Industrial Uses</u>                  |                    |                    |                        |                            |                                      |                                                           |
| Artists' mixed-use                      | F                  | F                  | F                      | F                          | C                                    | C                                                         |
| Cleaning plant                          | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| General manufacturing use               | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Light manufacturing use                 | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Printing Plant                          | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Restricted industrial use               | F                  | F                  | F                      | F                          | F                                    | F                                                         |



TABLE A

| <u>Office Uses</u>                                                    | <u>One-Family (1F)</u> | <u>Two-Family (2F)</u> | <u>Three-Family (3F-G)</u> | <u>Triple Decker (3F-D)</u> | <u>Multi-Family Residential (MFR)</u> | <u>Multi-Family Residential/Local Service (MFR/LS)</u> |
|-----------------------------------------------------------------------|------------------------|------------------------|----------------------------|-----------------------------|---------------------------------------|--------------------------------------------------------|
| <u>Agency or professional office</u>                                  | F                      | F                      | F                          | F                           | F                                     | A <sup>1</sup>                                         |
| <u>General office</u>                                                 | F                      | F                      | F                          | F                           | F                                     | F                                                      |
| <u>Office of wholesale business</u>                                   | F                      | F                      | F                          | F                           | F                                     | C <sup>1</sup>                                         |
| <u>Open Space Uses</u>                                                |                        |                        |                            |                             |                                       |                                                        |
| <u>Golf driving range</u>                                             | F                      | F                      | F                          | F                           | F                                     | F                                                      |
| <u>Grounds for sports, private</u>                                    | F                      | F                      | F                          | F                           | F                                     | F                                                      |
| <u>Open space</u>                                                     | A                      | A                      | A                          | A                           | A                                     | A                                                      |
| <u>Open space recreational building</u>                               | C                      | C                      | C                          | C                           | C                                     | C                                                      |
| <u>Outdoor place of recreation for profit</u>                         | F                      | F                      | F                          | F                           | F                                     | F                                                      |
| <u>Stadium</u>                                                        | F                      | F                      | F                          | F                           | F                                     | F                                                      |
| <u>Public Service Uses</u>                                            |                        |                        |                            |                             |                                       |                                                        |
| <u>Automatic telephone exchange</u>                                   | C                      | C                      | C                          | C                           | C                                     | C                                                      |
| <u>Courthouse<sup>2</sup></u>                                         | C                      | C                      | C                          | C                           | C                                     | C                                                      |
| <u>Fire station<sup>2</sup></u>                                       | A                      | A                      | A                          | A                           | A                                     | A                                                      |
| <u>Penal institution<sup>2</sup></u>                                  | F                      | F                      | F                          | F                           | F                                     | F                                                      |
| <u>Police station<sup>2</sup></u>                                     | A                      | A                      | A                          | A                           | A                                     | A                                                      |
| <u>Pumping station<sup>2</sup></u>                                    | F                      | F                      | F                          | F                           | F                                     | F                                                      |
| <u>Recycling facility (excluding facilities handling toxic waste)</u> | F                      | F                      | F                          | F                           | F                                     | F                                                      |
| <u>Solid waste transfer station</u>                                   | F                      | F                      | F                          | F                           | F                                     | F                                                      |
| <u>Sub-station<sup>2</sup></u>                                        | F                      | F                      | F                          | F                           | F                                     | F                                                      |
| <u>Telephone exchange</u>                                             | F                      | F                      | F                          | F                           | F                                     | F                                                      |

TABLE A

|                                                | One-Family<br>(1F) | Two-Family<br>(2F) | Three-Family<br>(3F-G) | Triple<br>Decker<br>(3F-D) | Multi-Family<br>Residential<br>(MFR) | Multi-Family<br>Residential/<br>Local Service<br>(MFR/LS) |
|------------------------------------------------|--------------------|--------------------|------------------------|----------------------------|--------------------------------------|-----------------------------------------------------------|
| <u>Research and Development Uses</u>           |                    |                    |                        |                            |                                      |                                                           |
| Research laboratory                            | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Product development or prototype manufacturing | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| <u>Residential Uses</u>                        |                    |                    |                        |                            |                                      |                                                           |
| Congregate living complex                      | F                  | F                  | F                      | F                          | A                                    | A                                                         |
| Elderly housing                                | C                  | C                  | C                      | C                          | A                                    | A                                                         |
| Group residence, Limited                       | A                  | A                  | A                      | A                          | A                                    | A                                                         |
| Lodging house                                  | C                  | C                  | C                      | C                          | C                                    | C                                                         |
| Mobile home                                    | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Mobile home park                               | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Multi-family dwelling                          | F                  | F                  | F                      | F                          | A                                    | A                                                         |
| One family detached dwelling                   | A                  | A                  | C                      | C                          | F                                    | F                                                         |
| One family semi-attached dwelling              | F                  | A                  | A                      | A                          | A                                    | A                                                         |
| Orphanage                                      | A                  | A                  | A                      | A                          | A                                    | A                                                         |
| Rowhouse                                       | F                  | F                  | A                      | A                          | A                                    | A                                                         |
| Temporary dwelling structure                   | C                  | C                  | C                      | C                          | C                                    | C                                                         |
| Three family detached dwelling                 | F                  | F                  | A                      | A                          | A                                    | A                                                         |
| Townhouse                                      | F                  | F                  | C                      | F                          | A                                    | A                                                         |
| Transitional housing or homeless shelter       | C                  | C                  | C                      | C                          | C                                    | C                                                         |
| Two family detached dwelling                   | F                  | A                  | C                      | C                          | C                                    | C                                                         |
| Two family semi-attached dwelling              | F                  | F                  | F                      | F                          | A                                    | A                                                         |



TABLE A

|                                 | One-Family<br>(1F) | Two-Family<br>(2F) | Three-Family<br>(3F-G) | Triple<br>Decker<br>(3F-D) | Multi-Family<br>Residential<br>(MFR) | Multi-Family<br>Residential/<br>Local Service<br>(MFR/LS) |
|---------------------------------|--------------------|--------------------|------------------------|----------------------------|--------------------------------------|-----------------------------------------------------------|
| <u>Restaurant Uses</u>          |                    |                    |                        |                            |                                      |                                                           |
| Drive-in restaurant             | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Restaurant                      | F                  | F                  | F                      | F                          | F                                    | C <sup>1</sup>                                            |
| Take-out restaurant             |                    |                    |                        |                            |                                      |                                                           |
| Small <sup>3</sup>              | F                  | F                  | F                      | F                          | F                                    | C <sup>1</sup>                                            |
| Large <sup>4</sup>              | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| <u>Retail Uses<sup>5</sup></u>  |                    |                    |                        |                            |                                      |                                                           |
| Adult bookstore                 | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Bakery                          | F                  | F                  | F                      | F                          | F                                    | C <sup>1</sup>                                            |
| General retail business         | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Liquor store                    | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Local retail business           | F                  | F                  | F                      | F                          | F                                    | A <sup>1</sup>                                            |
| Outdoor sale of garden supplies | F                  | F                  | F                      | F                          | F                                    | C <sup>1</sup>                                            |
| <u>Service Uses<sup>5</sup></u> |                    |                    |                        |                            |                                      |                                                           |
| Animal hospital                 | F                  | F                  | F                      | F                          | F                                    | C <sup>1</sup>                                            |
| Barber or beauty shop           | F                  | F                  | F                      | F                          | F                                    | A <sup>1</sup>                                            |
| Caterer's establishment         | F                  | F                  | F                      | F                          | F                                    | C <sup>1</sup>                                            |
| Dry-cleaning shop               | F                  | F                  | F                      | F                          | F                                    | A <sup>1</sup>                                            |
| Kennel                          | F                  | F                  | F                      | F                          | F                                    | C <sup>1</sup>                                            |
| Laundry, retail service         | F                  | F                  | F                      | F                          | F                                    | C <sup>1</sup>                                            |
| Laundry, self-service           | F                  | F                  | F                      | F                          | F                                    | A <sup>1</sup>                                            |
| Photocopying establishment      | F                  | F                  | F                      | F                          | F                                    | C <sup>1</sup>                                            |
| Shoe repair                     | F                  | F                  | F                      | F                          | F                                    | A <sup>1</sup>                                            |
| Tailor shop                     | F                  | F                  | F                      | F                          | F                                    | A <sup>1</sup>                                            |

TABLE A

| <u>Storage Uses, Major</u>                      | <u>One-Family (1F)</u> | <u>Two-Family (2F)</u> | <u>Three-Family (3F-G)</u> | <u>Triple Decker (3F-D)</u> | <u>Multi-Family Residential (MFR)</u> | <u>Multi-Family Residential/ Local Service (MFR/LS)</u> |
|-------------------------------------------------|------------------------|------------------------|----------------------------|-----------------------------|---------------------------------------|---------------------------------------------------------|
| Outdoor storage of new materials                | F                      | F                      | F                          | F                           | F                                     | F                                                       |
| Outdoor storage of damaged or disabled vehicles | F                      | F                      | F                          | F                           | F                                     | F                                                       |
| Outdoor storage of junk and scrap               | F                      | F                      | F                          | F                           | F                                     | F                                                       |
| Storage of certain materials                    | F                      | F                      | F                          | F                           | F                                     | F                                                       |
| Storage of flammable liquids and gases          |                        |                        |                            |                             |                                       |                                                         |
| Small <sup>6</sup>                              | F                      | F                      | F                          | F                           | F                                     | F                                                       |
| Large <sup>6</sup>                              | F                      | F                      | F                          | F                           | F                                     | F                                                       |
| Warehousing                                     | F                      | F                      | F                          | F                           | F                                     | F                                                       |
| Wrecking yard                                   | F                      | F                      | F                          | F                           | F                                     | F                                                       |
| <u>Trade Uses<sup>5</sup></u>                   |                        |                        |                            |                             |                                       |                                                         |
| Carpenters shop                                 | F                      | F                      | F                          | F                           | F                                     | F                                                       |
| Electrician's shop                              | F                      | F                      | F                          | F                           | F                                     | F                                                       |
| Machine shop                                    | F                      | F                      | F                          | F                           | F                                     | F                                                       |
| Photographer's studio                           | F                      | F                      | F                          | F                           | F                                     | C <sup>1</sup>                                          |
| Plumber's shop                                  | F                      | F                      | F                          | F                           | F                                     | F                                                       |
| Radio/television repair                         | F                      | F                      | F                          | F                           | F                                     | C <sup>1</sup>                                          |
| Upholsterer's shop                              | F                      | F                      | F                          | F                           | F                                     | C <sup>1</sup>                                          |
| Welder's shop                                   | F                      | F                      | F                          | F                           | F                                     | F                                                       |
| <u>Transportation Uses</u>                      |                        |                        |                            |                             |                                       |                                                         |
| Airport                                         | F                      | F                      | F                          | F                           | F                                     | F                                                       |
| Bus terminal                                    | F                      | F                      | F                          | F                           | F                                     | F                                                       |



TABLE A

|                                                     | One-Family<br>(1F) | Two-Family<br>(2F) | Three-Family<br>(3F-G) | Triple<br>Decker<br>(3F-D) | Multi-Family<br>Residential<br>(MFR) | Multi-Family<br>Residential/<br>Local Service<br>(MFR/LS) |
|-----------------------------------------------------|--------------------|--------------------|------------------------|----------------------------|--------------------------------------|-----------------------------------------------------------|
| <u>Transportation Uses (cont'd)</u>                 |                    |                    |                        |                            |                                      |                                                           |
| Garage with dispatch                                | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Helicopter landing facility                         | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Motor freight terminal                              | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Rail freight terminal                               | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Railroad passenger station                          | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| <u>Vehicular Uses</u>                               |                    |                    |                        |                            |                                      |                                                           |
| Bus servicing or storage                            | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Carwash                                             | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Gasoline station                                    | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Indoor sale and installation of<br>automotive parts | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Indoor sale of automobiles and<br>trucks            | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Outdoor sale of new and used<br>vehicles            | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Parking garage                                      | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Parking lot                                         | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Rental agency for cars                              | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Rental agency for trucks                            | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Repair garage                                       | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Truck servicing or storage                          | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| <u>Wholesale Uses</u>                               |                    |                    |                        |                            |                                      |                                                           |
| Wholesale business                                  | F                  | F                  | F                      | F                          | F                                    | F                                                         |

## REGULATIONS APPLICABLE IN LOCAL INDUSTRIAL SUBDISTRICTS

### SECTION 52-14. **Establishment of Local Industrial Subdistricts.** This

Section 52-14 establishes three (3) Local Industrial Subdistricts within the Dorchester Avenue Neighborhood District. The purpose of the Local Industrial Subdistricts is to encourage the expansion of light manufacturing and research and development uses in a manner which is sensitive to and preserves the quality of life of the surrounding neighborhoods, and to encourage the development of new job opportunities within the Dorchester Avenue Neighborhood District.

Dorchester Avenue is one of the City's main boulevards. As such, it serves as the "front door" to the residential neighborhoods on either side. Since the physical character and visual image of Dorchester Avenue's commercial centers are critical to their success, appropriate signage, screening and buffering, and design guidelines and requirements, as provided in other sections of this Article, are vital to creating and reinforcing a positive image of the Local Industrial Subdistricts.

The Local Industrial Subdistricts are located as designated LI on "Map \_\_\_\_\_ Dorchester Avenue Neighborhood District";

1. Von Hillern Street Local Industrial Subdistrict
2. Locust Street Local Industrial Subdistrict
3. ~~Glovers~~ Corner Local Industrial Subdistrict

### SECTION 52-15. **Use Regulations Applicable in Local Industrial**

**Subdistricts.** Within the Local Industrial Subdistricts, the uses identified in Table B of this Article are allowed, conditional, or forbidden as set forth in said Table B. No land



or Structure in said Subdistricts or areas shall be erected, used, or arranged or designed to be used, in whole or in part, unless, for the proposed location of such use, the use is identified in said Table B as "A" (allowed) or, subject to the provisions of Article 6, such use is identified as "C" (conditional). Any use identified as "F" (forbidden) in Table B for the proposed location of such use is forbidden in such location. Any use not included in Table B is forbidden in the Local Industrial Subdistricts.

**SECTION 52-16. Dimensional Regulations Applicable in Local Industrial Subdistrict.** The minimum Lot Size, Lot Width, Lot Frontage, Front Yard, Side Yard, Rear Yard and Usable Open Space required for any Lot in a Local Industrial Subdistrict and the maximum allowed Floor Area Ratio and Building Height for such Lot is set forth in Table D of this Article.

**SECTION 52-17. Performance Standards.** The following effects shall not be allowed from any use within Local Industrial Subdistrict:

1. Any emission of any air, water, or other pollutants or of radiation or any release of toxic or biohazardous material in violation of federal, state, or local standards or regulations.
2. Any noise, air pollutant, vibration, dust, odor, change of temperature, or direct or sky-reflected glare which emanates more than fifty (50) feet beyond the boundaries of the Lot upon which a use is located (or more

than twenty (20) feet if the abutting lot into which such emanating occurs is within a Residential Subdistrict), is detectable by the human senses without aid of instruments, and is of sufficient quantity or duration to cause annoyance or interference with normal activities.

1. Air-Right-Of-Way Open Space (AR-OS) Subdistrict. Air-Right Open Space Subdistricts shall consist of and used as Transit Corridors owned by a Public Agency. All Right-Of-Way Open Space Subdistrict regulations as established in Section 13-14 shall apply to the development of spaces over such Transit Corridors.

2. Cemetery Open Space (OS-CE) Subdistrict. Cemetery Open Space Subdistricts are designated for cemetery uses, and are subject to provisions of Section 13-14 of the Code.

3. Recreation Open Space (OS-RE) Subdistrict. Recreation Open Space Subdistricts shall consist of land appropriate for active or passive recreational uses, including walkways, physical education areas, children's play areas, swimming pools, fishing areas, and sporting areas, or a



## REGULATIONS APPLICABLE IN OPEN SPACE SUBDISTRICTS

### SECTION 52-21. **Establishment of Open Space Subdistricts.** This

Section 52-21 establishes Open Space Subdistricts in the Dorchester Avenue Neighborhood District as indicated on Table 1, below, of this Section \_\_\_\_, and as shown on "Map \_\_ Dorchester Avenue Neighborhood District". The purpose of the Open Space Subdistricts is to enhance the quality of life for Dorchester residents by protecting open space resources. Any Lot within any Open Space Subdistrict is subject to the provisions of this Code, including without limitation, Article 33, Open Space Subdistricts.

1. Air-Rights Open Space (OS-A) Subdistrict. Air-Rights Open Space Subdistricts shall consist of land used as Transit Corridors owned by a Public Agency. Air-Rights Open Space Subdistrict regulations as established in Section 33-16 shall apply to the development of spaces over such Transit Corridors.
2. Cemetery Open Space (OS-CM) Subdistrict. Cemetery Open Space Subdistricts are designated for interment uses, and are subject to provisions of Section 33-14 of the Code.
3. Recreation Open Space (OS-RC) Subdistrict. Recreation Open Space Subdistricts shall consist of land appropriate for active or passive recreational uses, including walkways, physical education areas, children's play areas, swimming pools, skating rinks, and sporting areas, or a

combination thereof, and are subject to the provisions of Section 33-10 of the Code.

4. Parkland Open Space (OS-P) Subdistrict. Parkland Open Space

Subdistricts shall consist of land appropriate for passive recreational uses, including walkways, picnic areas, and sitting areas; such land may include Vacant Public Land; and are subject to the provisions of Section 33-9 of the Code.

TABLE 1

**Open Space Subdistricts in the Dorchester Avenue  
Neighborhood District**

| <u>Designation<br/>Open Space<br/>Subdistrict</u> | <u>Location/Name</u>                                                                |
|---------------------------------------------------|-------------------------------------------------------------------------------------|
| Air Right                                         | MBTA Tracks/Conrail Tracks<br>Southeast Expressway<br>MBTA Tracks at Ashmont Tunnel |
| Cemetery                                          | Dorchester Cemetery                                                                 |
| Recreation                                        | Dorchester Park<br>Robert Ryan Playground<br>Town Field                             |
| Parkland                                          | John W. McCormack Memorial Park<br>Fields Corner Island<br>Columbia Road Triangle   |



## REGULATIONS APPLICABLE IN NEIGHBORHOOD DESIGN OVERLAY DISTRICTS

### SECTION 52-22. Establishment of Neighborhood Design Overlay Districts.

This Section 52-22 establishes two (2) Neighborhood Design Overlay Districts as overlays to commercial and residential subdistricts within the Dorchester Avenue Neighborhood District.

1. Lower Mills Neighborhood Design Overlay District.
2. Peabody Square Neighborhood Design Overlay District. Peabody Square is located in the Ashmont section of Dorchester and is created by the intersection of Dorchester and Talbot Avenues and Ashmont and Bushnell Streets. The square is marked by the presence of a street clock designed by architect William Downes Austin and erected in 1909. Peabody Square is a commercial area surrounded by several buildings of various vintages including an 1884 Queen Anne shingle style building of architectural importance, a circa 1900 Jacobean style apartment house, and an 1893 Romanesque style fire station.

The Neighborhood Design Districts are established to protect the historic character, ~~existing~~ scale, and quality of the pedestrian environment of these neighborhoods which give Dorchester Avenue its unique architectural character. Within the Neighborhood Design Overlay Districts, special design review requirements and design guidelines apply as set forth in Section 52-23 and Section 52-24. All use, dimensional and other provisions applicable to the underlying subdistricts are

applicable within the Neighborhood Design Overlay Districts. The Neighborhood Design Overlay Districts are located as designated on "Map \_\_\_\_ Dorchester Avenue Neighborhood District":

Neighborhood Design Overlay Districts are designed with the character of the buildings and landscape and that new development is of a quality that enhances the neighborhood visually and economically and that the proposed development meets the provisions of Article 31 (Development Review Requirements) apply to the following Proposed Projects:

1. **Article 31 Projects:** Implementing any provision of Section 31-4 to the Building, the provisions of Article 31 (Development Review Requirements), other than Section 31-4, shall be applicable, except where otherwise specified in the Article, to any Proposed Project to: (a) erect a Building or Structure having a gross floor area of fifty thousand (50,000) or more square feet; or (b) enlarge a Building or Structure so as to increase its gross floor area by fifty thousand (50,000) or more square feet; or (c) reconstruct or change the use of a gross floor area of fifty thousand (50,000) or more square feet; or (d) reconstruct or change its condition or location with the use of a gross floor area of fifty thousand (50,000) or more square feet. If the Proposed Project is a Proposed Institutional Project, the Boston Redevelopment Authority shall consider, in reviewing the impacts of such project, the institution's plan for future development in the vicinity of such Project.



## REGULATIONS GOVERNING DEVELOPMENT REVIEW AND DESIGN REVIEW

### SECTION 52-23. **Applicability of Article 31 Development Review**

**Requirements.** In order to ensure that growth in the Dorchester Avenue Neighborhood District is compatible with the character of the buildings and landscape and that new development is of a quality that enhances the neighborhood visually and economically and is not damaging to environmental quality, the provisions of Article 31 (Development Review Requirements) apply to the following Proposed Projects.

1. Large Projects. Notwithstanding any provision of Section 31-4 to the contrary, the provisions of Article 31 (Development Review Requirements), other than Section 31-3, shall be applicable, except where otherwise specified in this Article, to any Proposed Project to: (a) erect a Building or Structure having a gross floor area of fifty thousand (50,000) or more square feet; or (b) enlarge a Building or Structure so as to increase its gross floor area by fifty thousand (50,000) or more square feet; or (c) establish or change the uses of a gross floor area of fifty thousand (50,000) or more square feet; or (d) establish or change to conditional or forbidden uses the uses of a gross floor area of fifty thousand (50,000) or more square feet. If the Proposed Project is a Proposed Institutional Project, the Boston Redevelopment Authority shall consider, in reviewing the impacts of such project, the Institution's plans for future development in the vicinity of such Project.

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2. Certain Institutional Projects. If a Proposed Institutional Project not otherwise subject to the provisions of Article 31, pursuant to Section 52-23.1 or by election, involves the erection or extension of one or more Buildings that results in the addition of an aggregate gross floor area of twenty-five thousand (25,000) or more gross square feet, such Proposed Institutional Project shall comply with the Transportation Access Plan requirements of Section 31-6.
3. Certain Projects for Residential Uses. If a Proposed Project not otherwise subject to the provisions of Article 31, pursuant to Section 52-23.1 or by election, includes (i) the construction of fifteen (15) or more Dwelling Units, or (ii) the rehabilitation or alteration of Buildings or Structures so as to result in a net increase of fifteen (15) or more Dwelling Units, such Proposed Project shall comply with the Transportation Access Plan requirements of Section 31-6.

The Commissioner of Inspectional Services shall not issue a building permit for any Proposed Project that is subject to the provisions of this Section 52-23 unless the Director of the **Boston** Redevelopment Authority has issued a certification of compliance with the applicable provisions of Article 31 and this Section 52-\_\_.

FOR DISCUSSION PURPOSES ONLY



## SECTION 52-24. **Design Review.**

1. Applicability of Design Review. The provisions of this Section 52-24 shall apply only to those Proposed Projects specified in this Section 52-24 that are not otherwise subject to Article 31 development review pursuant to Section 52-23.1 or by election.

The following Proposed Projects are subject to design review by the Boston Redevelopment Authority:

- (a) Projects Adding 25,000 Square Feet of Floor Area. Any Proposed Project for the erection or extension of one or more Buildings that results in the addition of an aggregate gross floor area of twenty-five thousand (25,000) or more gross square feet;
- (b) Certain Projects Adding Dwelling Units. Any Proposed Project for the construction of fifteen (15) or more Dwelling Units (but not including rehabilitation or alteration projects unless they result in a net increase of fifteen (15) or more Dwelling Units);
- (c) Certain Projects in Local Industrial Subdistricts. Within the Local Industrial Subdistricts, any Proposed Project for the erection or extension of a Building with a gross floor area of five hundred (500) or more square feet, or for an exterior alteration affecting five hundred (500) or more square feet of a Building facade, if such new Building,

extension, or facade alteration is visible from any public street or public open space; and

- (d) Certain Projects in Neighborhood Business Subdistricts and Neighborhood Design Overlay Districts. Within the Neighborhood Business Subdistricts and Neighborhood Design Overlay Districts, any Proposed Project for the erection or extension of a Building with a gross floor area of three hundred (300) or more square feet, or for an exterior alteration affecting three hundred (300) or more square feet of a Building facade, if such new Building, extension, or facade alteration is visible from any public street or public open space; and

- (e) Certain Exterior Alterations in Neighborhood Design Overlay Districts. Within the Neighborhood Design Overlay Districts, any exterior alteration changing the roof shape, cornice line, Street Wall height, or Building Height of an existing Building.

The provisions of this Section 52-24 shall not apply to any Proposed Project that is subject to the jurisdiction of the Boston Landmarks Commission or other architectural board or commission having design review authority and established pursuant to a general or special law of the Commonwealth of Massachusetts.



The Commissioner of the Inspectional Services Department shall not issue a building or use permit for any Proposed Project that is subject to the provisions of this Section 52-24 unless the Director of the Boston Redevelopment Authority has certified that the design for such Proposed Project has been approved by the Boston Redevelopment Authority.

2. Procedure for Design Approval. Each application for a permit for a Proposed Project which is subject to design review by the Boston Redevelopment Authority pursuant to this Section 52-24 shall be filed in duplicate with the Inspectional Services Department, which shall retain one copy for its files and transmit the other copy to the Boston Redevelopment Authority. The Boston Redevelopment Authority may find that the Proposed Project is consistent with the guidelines set forth in Section 52-24.3 or is not consistent with the guidelines set forth in Section 52-24.3; provided that if no such findings are transmitted to the Inspectional Services Department within thirty (30) days of the receipt by the Boston Redevelopment Authority of the application for a Proposed Project, the Proposed Project shall be deemed to be consistent with the guidelines set forth in Section 52-24.3 without need for further action. Any Applicant aggrieved by the denial of any permit by the Inspectional Services Department pursuant to this Section 52-24 may appeal to the Board of Appeal within forty-five (45) days after such denial of a permit, in accordance with the provisions of Article 6.

3. Design Guidelines. The following design guidelines shall be considered by the Boston Redevelopment Authority in reviewing a Proposed Project that is subject to design review under this Section 52-24.

- (a) Site planning, including location of buildings, open space, and vehicular access and parking areas, should be designed to enhance the street frontage and surrounding building and spaces.
- (b) Vehicular access and egress to a site should provide safe visual access for drivers and pedestrians.
- (c) Parking, storage, and disposal areas should not be located in the front of buildings, unless there are special circumstances, such as existing building locations or site conditions, that make it necessary. Wherever practicable, such areas should be located behind buildings. Parking, storage, and disposal areas should be adequately screened from public view by suitable fencing and vegetation.
- (d) New or rehabilitated residential buildings should reflect and complement the patterns of height, siting, and architectural character of the surrounding residential structures. The removal or alteration of any historic architectural feature should be held to a minimum.



- (e) New or rehabilitated commercial buildings should reflect and complement the patterns of height, siting, and architectural character of historically distinctive commercial buildings in the surrounding area.
- (f) For industrial buildings, siting and design of new construction and rehabilitation of existing buildings should be compatible with pedestrian activity. Accordingly, an adequate landscaped buffer should be located along the frontage between the sidewalk edge and the Street Wall. Where the provision of windows in the Street Wall is impracticable, articulation of the Street Wall by other means is encouraged.
- (g) When rehabilitating residential or commercial buildings, deteriorated architectural features should be repaired rather than replaced, wherever possible and appropriate. In the event that replacement is necessary, the new material should be compatible with the existing in composition, design, texture, and appearance. Repair or replacement of missing architectural features should be based, where appropriate, on accurate duplication of original features of the building to be rehabilitated or those of other buildings of the same style and period.

- (h) Contemporary design for residential structures shall not be discouraged, if such design is compatible with the size, material, and character of the surrounding neighborhood environment.
- (i) New residential construction should reflect the traditional location and relationship of buildings on their sites. This includes setback from streets, spacing among buildings, and orientation of openings to the street and neighboring structures. In addition, the location of the buildings should respect significant landscape features on the site.
- (j) New residential construction should respect the standards of scale of existing residential construction in order to maintain the subdistrict's special qualities. Overall building height and massing, relationships of primary buildings to secondary buildings, and landscape elements all should be consistent with the surrounding architecture and environment.
- (k) Open spaces, building entrances, shop fronts, shop windows, shop entrances, terraces, gardens, arcades, and similar elements should be designed to enhance pedestrian activity and should encourage an active street life. Blank walls, without windows, facing onto pedestrian areas, should be avoided to the extent practicable in building designs.



- (l) Storefronts and display windows should be open and welcoming to the shopper and stroller. Facade treatments, building materials, and design details should be in keeping with the area's finest commercial architecture. Street Wall continuity should be maintained.
- (m) Setbacks, corner treatments, and other design details should be used to minimize the sense of bulk of structures, and ornamental and decorative elements appropriate to the urban context are encouraged.
- (n) Roofs of buildings should be designed to minimize the visibility of roof structures normally built above the roof and not designed to be used for human occupancy.
- (o) A clearly defined zone for signs on the building facade should be established, defined by a change in facade color and/or materials, or by an articulation of the facade. In buildings with multiple stores, the sign band should be subdivided so that each section clearly relates to an individual store.
- (p) Landscaping and screening should be used to make the Neighborhood Business and Local Industrial subdistricts more attractive, and to provide screening between business, industrial, and residential uses.

- (q) In addition to the foregoing, design features of a Proposed Project should take into consideration any special characteristics of the site and its location, and should enhance and reinforce any historic qualities of existing structures.

**SECTION 52-25. Specific Design Requirements.** Except as otherwise expressly provided in this Article or Code, the provisions of this Section 52-25 shall apply to Proposed Projects within those subdistricts specified in this Section 52-25, except to the extent that provisions for Street Walls and display windows have been addressed through Article 31 development review or design review under Section 52-24. The provisions of Article 6A shall be applicable to the provisions of this Section 52-25.

1. Street Wall Continuity in Certain Subdistricts. This Section 52-25.1 shall apply within the Multifamily Residential/Local Services Subdistricts, the Neighborhood Business Subdistricts, and the Local Industrial Subdistricts to any Proposed Project, except a Proposed Project for a Residential Use, that includes the erection of a new structure or the extension of an existing structure, where such extension changes the location of a Street Wall.
  - (a) Street Wall Continuity in Multifamily Residential/Local Services Subdistricts and Neighborhood Business Subdistricts. In the Multifamily Residential Local Services Subdistricts and the Neighborhood Business Subdistricts, each newly constructed or relocated Street Wall shall be built to be coextensive with the Building



Line of the Block on which the Street Wall faces. If there is no determinable Building Line of said Block, then such Street Wall shall be built at a depth from the Street Line equal to that of the Building Line closest to the Street Line of the two blocks adjacent to said Block, facing the same Street.

If there is no determinable Building Line of either of said adjacent blocks, then, notwithstanding any contrary provision of Section 52-24, the Proposed Project shall be deemed to be subject to the design review provisions of Section 52-24 for the limited purpose of determining an appropriate Street Wall location.

- (b) Street Wall Continuity in Local Industrial Subdistricts. In the Local Industrial Subdistricts, each newly constructed or relocated Street Wall shall be built at a depth from the Street Line that is the greater of (i) the required depth of the vegetative buffer required by Section 52-\_\_ (Screening and Buffering), or (ii) six (6) feet.

Except as otherwise provided in this Section 52-25.1, Street Walls shall be continuous across a Lot. However, design articulation involving deviations from the Street Wall plane of two (2) feet or less shall be permitted across the Street Wall. Larger recesses not exceeding fifteen (15) feet in depth shall be permitted, provided that such recesses do not affect more than fifty percent (50%) of the Street Wall plane. Bay Windows

may extend from the Street Wall plane above the Ground Floor Ceiling Height, provided that such Bay Windows do not affect more than forty percent (40%) of the Street Wall plane.

2. Display Window Area Regulations in Local Industrial, Neighborhood Business and Multifamily Residential/Local Services Subdistricts. This Section 52-25.2 shall apply in the Neighborhood Business and Multifamily Residential/Local Services subdistricts to any Proposed Project for the uses specified in this Section 52-25.2. For the purposes of these Display Window Area Regulations, the term "Display Window Area" means that area of any Street Wall between Grade and (i) the Ground Floor Ceiling Height (or the roof structure of a one-story structure), or (ii) fourteen (14) feet, whichever is lower, and excludes any area of the Street Wall serving as access to off-street loading berths or accessory off-street parking.

(a) Display Window Area Transparency. That portion of the Display Window Area required by this Section 52-25.2(a) to be transparent glazing shall not be obstructed more than thirty percent (30%) by signs on or behind such glazing.

- (i) For Retail Uses, Restaurant Uses, Service Uses and Trade Uses, at least sixty percent (60%) of the Display Window Area shall be glazed and transparent. Sill heights for windows in the Display Window Area shall be no higher than two (2) feet above



Grade, and the tops of such windows shall be no lower than eight (8) feet above Grade.

- (ii) For Office Uses and Entertainment Uses, at least fifty percent (50%) of the Display Window Area shall be glazed and transparent. Sill heights for windows in the Display Window Area shall be no higher than three (3) feet above Grade, and the tops of such windows shall be no lower than eight (8) feet above Grade.
- (iii) For Industrial Uses, and for Vehicular Uses involving the servicing or washing of vehicles, at least fifty percent (50%) of the Display Window Area shall be glazed so as to be transparent or translucent, provided that at least twenty-five percent (25%) of the Display Window Area shall be transparent. Sill heights for windows in the Display Window Area shall be no higher than three (3) feet above Grade, and the tops of such windows shall be no lower than eight (8) feet above Grade.

- (b) Display Window Area Usage. For Retail Uses, Service Uses, Office Uses, and Trade Uses, there shall be, to a depth of at least two (2) feet behind the Display Window Area: (i) an area for the display of goods and services available for purchase on the premises; or (ii) an

area for exhibits and announcements; provided, however, that no such areas shall be required for a display window that provides pedestrians with a view of the Retail Use, Service Use, Office Use, or Trade Use, as the case may be, conducted on the premises.

- (c) Display Window Security Grates. That portion of the Display Window Area required by Section 52-25.2(a) to be transparent glazing shall not be obstructed by a solid opaque security grate. Security grates that provide pedestrians with a view through the display window, such as grill-type security grates, may be used. Security grates should be integrated into the design of the storefront. Wherever practicable, security grates should be mounted inside the building, rather than outside, and if a security grate must be mounted on the outside of the building, the box or other housing for such grate should be concealed in an appropriate manner.

**SECTION 52-26. Screening and Buffering Requirements.** In order to enhance the appearance of Dorchester Avenue's commercial and industrial subdistricts and to ensure that these subdistricts are appropriately separated from adjacent areas, the screening and buffering requirements of this Section 52-26 shall apply to those Proposed Projects described in this Section 52-26, except where provisions for adequate screening and buffering have been established for a Proposed Project through Article 31 development review, pursuant to Section 52-23.1 or by



election. The provisions of Article 6A shall apply to the provisions of this Section 52-26.

1. Screening and Buffering Along Property Lines Abutting Public Streets, Public Parks, and Certain Subdistricts. Where any Lot line of a Proposed Project located in a Neighborhood Business Subdistrict abuts (a) a public park, or (b) a Residential Subdistrict and where any Lot line of a Proposed Project located in a Local Industrial Subdistrict abuts (a) a public street, (b) a public park, (c) a Residential Subdistrict, or (d) a Neighborhood Business Subdistrict, such Proposed Project shall provide and maintain, along each Lot line abutting such street, park, or subdistrict, a strip of shrubs and trees densely planted along the inside edge of a wall or heavy-duty fence. Trees may be planted without shrubs along the inside edge of a solid wall or of a stockade or board-type wooden fence that is constructed to be at least sixty percent (60%) opaque.

The width of the planting strip shall be appropriate for the species and quantities of plant materials necessary to provide adequate screening, but shall in no event be less than five (5) feet wide. Along a Lot line abutting a public street or public park, the height of the fence or wall shall be no less than three (3) feet and no more than four (4) feet above Grade. Along a Lot line abutting a Residential Subdistrict or Neighborhood Business Subdistrict, the height of the fence or wall shall be no less than four (4) feet and no more than seven (7) feet above Grade. If the planting

strip abuts a parking area, a curb six (6) inches in height shall separate the landscaped area from the parking area.

2. Screening and Buffering of Parking, Loading, and Storage Areas. Any off-street parking facility or lot, off-street loading area, or accessory storage area that abuts (a) a public street, (b) a public park, (c) a Residential Subdistrict or (d) in the case of a Lot located in a Local Industrial Subdistrict, a Neighborhood Business Subdistrict, shall be screened from view as provided in this Section 52-26.2. Such screening shall consist of trees and shrubs densely planted in a strip at least five (5) feet wide on the inside edge of a steel-picket or stockade or board-type wooden fence. Such fence shall not be more than fifty percent (50%) opaque and shall be no less than three (3) feet and no more than four (4) feet high. The planting strip shall be separated from any parking area by a curb six (6) inches in height.

Any material or equipment stored outdoors to a height greater than four (4) feet above Grade shall be surrounded by a wall or fence or vegetative screen of such height, not less than six (6) feet high, as may be necessary to screen such material or equipment from view from any public street or public open space.

3. Screening of Disposal Areas, Loading Areas, and Certain Equipment.

Disposal areas, dumpsters, loading areas, and ground-mounted mechanical



equipment that abut (a) a public street, (b) a public park, (c) a Residential Subdistrict, or (d) in the case of a Lot located in a Local Industrial Subdistrict, a Neighborhood Business Subdistrict, shall be screened from view as provided in this Section 52-26.3. Disposal areas and dumpsters shall be screened with an opaque wall or fence at least six (6) feet high or by vegetation. Ground-mounted mechanical equipment shall be screened with an opaque wall or fence sufficiently high to provide effective screening.

4. Roof-Mounted Mechanical Equipment. Roof-mounted mechanical equipment shall be painted to blend with adjacent or nearby building materials or shall be screened by wood, brick, or similar material.
5. Materials for Walls and Fences. Walls and fences may be made of one or more materials, such as masonry (piers or walls), iron pickets, decorative metal, wrought iron, shadow box, vinyl coated or galvanized chain link with or without redwood strips woven through it, or stockade or board-type wood. The use of chain link fencing without wooden strips is discouraged except on small areas not facing the Avenue. The use of plywood sheeting also is discouraged. Two or more materials may be used in combination with each other, and piers and walls may be used in combination with fences.

6. Specifications for Plantings. Shrubs required by this Section 52-26 may be of deciduous or evergreen, or a mixture of both types. Shrubs must be densely planted to provide a mature appearance within three (3) years. Trees required by this Section 52-26 may be evergreen or a combination of deciduous and evergreen. Deciduous trees shall be at least three (3)-inch caliper at the time of planting (measured six (6) to twelve (12) inches above Grade), and shall be at least twelve (12) feet tall and planted fifteen to twenty (15-20) feet on center, and evergreen trees shall be at least twelve (12) feet tall and planted twelve to fifteen (12-15) feet on center. Ground cover consisting of grass or other plantings or four to six (4-6) inches of pine-bark or similar mulch shall be placed within the planting strip at the time of planting and replenished as necessary. Existing mature trees and shrubs should be retained when possible. The use of bulbs, perennials, and annuals also is encouraged.

7. Maintenance of Landscaped Areas. Landscaping required by this Section 52-26 shall be maintained in a healthy growing condition, free of refuse and debris. All plant materials and fencing shall be arranged and maintained so as not to obscure the vision of traffic. There shall be no parking of vehicles in areas used for screening and buffering. Outside storage of any materials, supplies, or products is not permitted within any landscaped area required by this Section 52-26.



## MISCELLANEOUS PROVISIONS

### SECTION 52-27. **Additional Requirements in Neighborhood Business**

**Subdistricts and Local Industrial Subdistricts.** Any application for a permit for expansion of seating or standing capacity of any Restaurant with Live Entertainment operating after 10:30 p.m., Bar, or Bar with Live Entertainment, shall be conditional and subject to the provisions of Article 6 if such use is conditional, and forbidden if such use is forbidden.

SECTION 52-28. **Sign Regulations.** In the Dorchester Avenue Neighborhood District, there shall not be any sign except as provided in Article 11 and this Section 52-19. Notwithstanding any provision of Section 11-2 to the contrary, the following regulations shall apply in the Multifamily/Local Services Subdistricts, the Neighborhood Business Subdistricts, and the Local Industrial Subdistricts:

1. Signs Parallel to Building Wall. For signs parallel to a Building wall, including signs painted on or affixed to awnings, canopies, marquees, security grate housings, or other Building projections, but not including Signs on windows above the first floor, free-standing Signs, directional Signs, and public purpose Signs listed in items (g) through (k) of Section 11-1, the aggregate Sign Area shall not exceed the lesser of the Sign Frontage multiplied by two (2), or forty-five (45) square feet, and no such Sign shall measure more than thirty (30) inches from top to bottom.

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The bottom of any such Sign should be at least eight (8) feet above Grade. Where the Building wall includes a Sign band, Signs parallel to such wall should be located within such band whenever practicable.

2. Signs Attached at Right Angles to Building. A Sign attached at right angles to a Building shall not have a Sign Area in excess of four (4) square feet on either face; except that an additional four (4) square feet on each face is allowed for a Sign which incorporates a public service message device, such as a time and temperature Sign, provided such public service message device operates no less than seventy-five percent (75%) of every hour.
3. Free-standing Signs. Notwithstanding any provision of Section 11-2(e) to the contrary, free-standing Signs shall be permitted only for (a) uses located in a Community Commercial Subdistrict, and (b) Gasoline Stations. Where such free-standing Signs are permitted, there shall be only one (1) free-standing Sign on a Lot, and such free-standing Sign shall not have a Sign Area in excess of fifteen (15) square feet, and the bottom of such Sign shall not be higher than ten (10) feet above Grade.
4. Billboards. Any billboard, signboard, or other advertising subject to the provisions of Section 11-6, except those in existence as of the effective



date of this Article, is forbidden in the Dorchester Avenue Neighborhood District.

5. Total Sign Area. The combined Sign Area of all permanent Signs should not exceed two (2) square feet for each foot of Sign Frontage.
6. Display of Permit Number and Posting Date. Each permanent Sign shall display the Sign's building permit number clearly but unobtrusively, in letters and numbers not exceeding one (1) inch in height. Temporary signs shall display the date of posting.

**SECTION 52-29. Off-Street Parking and Loading Requirements.** For any Proposed Project that is subject to or has elected to comply with the provisions of Article 31, required off-street parking spaces and off-street loading facilities shall be determined through development review in accordance with the provisions of Article 31. For all other Proposed Projects, the minimum required off-street parking spaces are set forth in Table H, and the minimum required off-street loading spaces are set forth in Table I.

1. Outdoor Uses. For the purpose of computing required off-street parking spaces, where a main use on a Lot is an open-air use not enclosed in a Structure, the area of the part of the Lot actually devoted to such use shall constitute floor area.

2. Pre-Code Structures. If a Structure existing on the effective date of this Article is altered or extended so as to increase its gross floor area or the number of dwelling units, only the additional gross floor area or the additional number of dwelling units shall be counted in computing the off-street parking facilities required.
3. Mixed Uses. If a Lot includes multiple uses, then the required number of off-street parking spaces for such Lot shall be the total of the required number of off-street parking spaces for each use, and the required number of off-street loading spaces for such Lot shall be the total of the required number of off-street loading spaces for each use.
4. Location.
  - (a) Off-Street parking and loading spaces shall not be located in any part of the Front Yards or landscaped areas required by this Article.
  - (b) Except in the case of a Lot serviced by a common parking facility, the off-street parking facilities required by this Section \_\_\_\_ shall be provided on the same Lot as the main use to which they are accessory; provided, however, that if the Board of Appeal shall be of the opinion that this is impractical with respect to a particular Lot, said Board, after public notice and hearing and subject to the provisions of Sections 6-2, 6-3, and 6-4, may grant permission for such facilities to



be on another Lot in the same ownership in either of the following cases: (1) where the main use on a Lot is for Residential Uses, and the other Lot is within four hundred (400) feet of that Lot; and (2) where the main use on a Lot is for non-residential uses, and the other Lot is within twelve hundred (1,200) feet of that Lot.

- (c) After public notice and hearing and subject to the provisions of Sections 6-2, 6-3 and 6-4, the Board of Appeal may grant permission for a common parking facility cooperatively established and operated to service two or more uses of the same or different types; provided that there is a permanent allocation of the requisite number of spaces for each use, and that the total number of spaces is not less than the aggregate of the number of spaces required for each use, unless the Board of Appeal determines that a reduction in the total number of required off-street parking spaces is appropriate because shared parking arrangements, in which parking spaces are shared by different uses for which peak parking use periods are not coincident, will adequately meet the parking demand associated with the Proposed Project.
- (d) The off-street parking spaces required by this Article for a Dwelling Unit should be used by the vehicles for which such parking spaces are required.

5. Design. All off-street parking facilities provided to comply with this Article shall met the following specifications:

- (a) Such facilities shall have car spaces to the number specified by this Article, maneuvering areas and appropriate means of vehicular access to a street, shall be so designed as not to constitute a nuisance or a hazard or unreasonable impediment to traffic, and shall be accessible to physically handicapped persons. All lighting shall be so arranged as to shine downward and away from streets and residences.
- (b) Such facilities, whether open or enclosed in a structure, shall be so graded, surfaced, drained and maintained as to prevent water and dust therefrom from going upon any street or another Lot.
- (c) Such facilities shall not be used for automobile sales, dead storage, or repair work, dismantling, or servicing of any kind.
- (d) Each car space shall be located entirely on the Lot. Fifty percent (50%) of the required spaces may be no less than seven (7) feet in width and eighteen (18) feet in length, and the remainder shall be no less than eight and one half (8-1/2) feet in width and twenty (20) feet in length, in both instances exclusive of maneuvering areas and access drives.



6. Maintenance. All off-street parking facilities provided to comply with this Article shall be maintained exclusively for the parking of motor vehicles so long as a use requiring them exists. Such facilities shall be used in such a manner as at no time to constitute a nuisance or a hazard or unreasonable impediment to traffic.

#### SECTION 52-30. **Application of Dimensional Requirements.**

1. Exceptions to Minimum Lot Size Requirements. If the requirements of this Article with respect to Open Space and to Front, Rear and Side Yards are met, the minimum Lot Size and minimum Lot Width requirements of this Article shall not prevent the construction, reconstruction, or alteration of a single family dwelling, two-family dwelling, or three-family dwelling on any Lot assessed as a separate parcel or in separate ownership of record (by plan or deed) at the time this Article takes effect; provided that three-fourths ( $3/4$ ) of the minimum Lot Size and minimum Lot Width requirements are met and that such use is an allowed use in the subdistrict. This exception shall apply regardless of whether a Lot meets the Lot Size and Lot Width requirements for a lesser number of Dwelling Units than is proposed.
2. Conformity with Existing Building Alignment. If at any time in the same Block as a Lot required by this Article to have a minimum Front Yard there exist two or more Buildings fronting on the same side of the same Street

as such Lot, instead of the minimum Front Yard depth specified in this Article, the minimum Front Yard depth shall be in conformity with the Existing Building Alignment of the Block.

3. Traffic Visibility Across Corner. Whenever a minimum Front Yard is required and the Lot is a Corner Lot, no Structure or planting interfering with traffic visibility across the corner, or higher, in any event, than two and one-half (2-1/2) feet above the curb of the abutting Street, shall be maintained within that part of the required Front Yard that is within the triangular area formed by the abutting side lines of the intersecting Streets and a line joining points on such lines thirty (30) feet distant from their point of intersection.
4. Front Wall of Building Not Parallel to Front Lot Line. If the front wall of a Building is not parallel to the Front Lot Line, but the average distance between such wall and such Lot Line is no less than the minimum Front Yard depth otherwise required by this Article, and the distance between such wall and such Lot line is at no point less than three fourths (3/4) of the minimum Front Yard depth so otherwise required, the Front Yard requirements of this Article shall be deemed to be met.
5. Special Provisions for Corner Lots. If a Lot abuts more than one Street, the requirements for Front Yards shall apply along every Street Line except



as otherwise provided in this Section 51-50. The Front Yard requirements of this Article, and not the Side Yard requirements, shall apply to that part of a side Lot line that is also a Street Line extending more than one hundred (100) feet from the intersection of such line with another Street.

6. Side Wall of Building Not Parallel to Side Lot Line. If the side wall of a Building is not parallel to the side Lot line nearest to it, but the average distance between such wall and such Lot line is no less than the minimum Side Yard width otherwise required by this Article, and the distance between such wall and such Lot line is at no point less, in the case of a side Lot line that is not also a Street Line, than three-fourths (3/4) of the minimum Side Yard width so otherwise required, and in the case of a side Lot line which is also a Street Line, than one-half (1/2) of the minimum Side Yard width so otherwise required, the Side Yard requirements of this Article shall be deemed to be met.
7. Side Yards of Certain Narrow Lots. For each full foot by which a Lot existing at the time this Article takes effect is narrower than (i) the minimum Lot Width specified for such Lot in this Article, or (ii) fifty (50) feet if no minimum Lot Width is so specified, a deduction of one and one half (1-1/2) inches shall be made from the width otherwise required by this Article for each Side Yard of such Lot; provided that in no event shall either Side Yard of any such Lot in a Residential Subdistrict be less than eight (8) feet

11. wide, or in any other subdistrict less than six (6) feet wide. No Side Yard in which there is a driveway providing access to off-street parking or off-street loading facilities required by this Article shall be less than ten (10) feet wide.
8. Accessory Buildings in Rear Yards. Accessory Buildings may be erected in a Rear Yard; provided that no such Accessory Building is more than fifteen (15) feet in height or nearer than four (4) feet to any side Lot line.
9. Rear Wall of Building Not Parallel to Rear Lot Line. If the rear wall of a Building is not parallel to the Rear Lot Line, and the Rear Lot Line is not also a Street Line, but the average distance between such wall and such Lot Line is no less than the minimum Rear Yard depth otherwise required by this Article, and the distance between such wall and such Lot line is at no point less than three fourths ( $3/4$ ) of the minimum Rear Yard depth so otherwise required, the Rear Yard requirements of this Article shall be deemed to be met.
10. Rear Yards of Through Lots. The Front Yard requirements of this Article, and not the Rear Yard requirements, shall apply to that part of a Rear Yard that is also a Street Line, except in the case of a Rear Yard that abuts a Street less than twenty (20) feet in width.



11. Rear Yards of Certain Shallow Lots. For each full foot by which a Lot existing at the time this Article takes effect is less than one hundred (100) feet deep, six (6) inches shall be deducted from the depth otherwise required by this Article for the Rear Yard of such Lot; provided that in no event shall the Rear Yard of any such Lot be less than ten (10) feet deep.
12. Underground Encroachments in Yards. Any garage or other accessory Structure erected underground within any Rear Yard or Side Yard required by this Article, including the piers, railings and parapets of such Structure, shall not extend more than five (5) feet above Grade.
13. Two or More Dwellings on Same Lot. Where a Dwelling (other than a temporary Dwelling) designed for occupancy or occupied by one or more families is on the same Lot as, and to the side of, another Dwelling or other Main Building, the distance between such Dwelling and such other Dwelling or Main Building shall be not less than twice the minimum Side Yard depth required by this Article for such other Dwelling or Main Building; and the requirements of this Article with respect to Lot Area, Lot Width, Lot Frontage, Usable Open Space, Front Yard, Rear Yard and Side Yards, shall apply as if such Dwelling were on a separate Lot. A Dwelling shall not be built to the rear of another Dwelling, Accessory Building, or Main Building. After public notice and hearing and subject to the provisions of Section 6-2, the Board of Appeal may grant permission for a variation from

the requirements of this Section 52-30.13 if it finds that open space for all occupants, and light and air for all rooms designed for human occupancy, will not be less than would be provided if the requirements of this Section 52-30.13 were met.

14. Two or More Buildings on One Lot. If on one Lot there are two or more Main Buildings or Dwellings, including temporary Dwellings, the yard requirements of this Article shall apply at each actual Lot line and not as if each Building were on a separate Lot.

**SECTION 52-31. Nonconformity as to Dimensional Requirements.** A Building or use existing on the effective date of this Article and not conforming to the applicable dimensional requirements specified in other provisions of this Article may nevertheless be altered or enlarged, provided that such nonconformity is not increased and that any enlargement itself conforms to such dimensional requirements.

**SECTION 52-32. Regulations.** The Boston Redevelopment Authority may promulgate regulations to administer this Article.

**SECTION 52-33. Severability.** The provisions of this Article are severable, and if any provision of this Article shall be held invalid by any decision of any court of competent jurisdiction, such decision shall not impair or otherwise affect any other provision of this Article.



TABLE A

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | One-Family<br>(1F) | Two-Family<br>(2F) | Three-Family<br>(3F-G) | Triple<br>Decker<br>(3F-D) | Multi-Family<br>Residential<br>(MFR) | Multi-Family<br>Residential/<br>Local Service<br>(MFR/LS) |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------|------------------------|----------------------------|--------------------------------------|-----------------------------------------------------------|
| <u>Accessory and Ancillary Uses</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                    |                    |                        |                            |                                      |                                                           |
| In each subdistrict of the Dorchester Avenue Neighborhood District, an accessory use ordinarily incident to a lawful main use is allowed, subject to the provisions of Article 10, unless such use is (i) specifically forbidden as a main use for such subdistrict in this Table B and (ii) not designated "A" or "C" for such subdistrict on the accessory use table below. In any event, an accessory use shall be subject to the same restrictions, conditions, limitations, provisos and safeguards as the use to which it is accessory. |                    |                    |                        |                            |                                      |                                                           |
| Accessory amusement game machines (not more than four) in commercial or non-commercial establishment                                                                                                                                                                                                                                                                                                                                                                                                                                          | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Accessory art use                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | C                  | C                  | C                      | C                          | C                                    | C                                                         |
| Accessory automatic teller machine                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | F                  | F                  | F                      | F                          | F                                    | A                                                         |
| Accessory bus servicing or storage                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Accessory cafeteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Accessory cultural uses                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Accessory dormitory                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Accessory drive-through restaurant                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Accessory drive-through retail                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Accessory family day care home                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | A                  | A                  | A                      | A                          | A                                    | A                                                         |
| Accessory home occupation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | A                  | A                  | A                      | A                          | A                                    | A                                                         |
| Accessory industrial use                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Accessory keeping of animals other than laboratory animals                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Accessory keeping of laboratory animals                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Accessory machine shop                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | F                  | F                  | F                      | F                          | F                                    | C <sup>1</sup>                                            |
| Accessory manufacture of products                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Accessory offices                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | F                  | F                  | F                      | F                          | F                                    | A                                                         |

TABLE A

|                                                                                          | One-Family<br>(1F) | Two-Family<br>(2F) | Three-Family<br>(3F-G) | Triple<br>Decker<br>(3F-D) | Multi-Family<br>Residential<br>(MFR) | Multi-Family<br>Residential/<br>Local Service<br>(MFR/LS) |
|------------------------------------------------------------------------------------------|--------------------|--------------------|------------------------|----------------------------|--------------------------------------|-----------------------------------------------------------|
| <u>Accessory and Ancillary Uses (cont'd)</u>                                             |                    |                    |                        |                            |                                      |                                                           |
| Accessory outdoor cafe                                                                   | F                  | F                  | F                      | F                          | F                                    | C <sup>1</sup>                                            |
| Accessory parking                                                                        | A                  | A                  | A                      | A                          | A                                    | A                                                         |
| Accessory personnel quarters                                                             | F                  | F                  | F                      | F                          | C                                    | C                                                         |
| Accessory printing                                                                       | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Accessory professional office in a dwelling                                              | A                  | A                  | A                      | A                          | A                                    | A                                                         |
| Accessory railroad storage yard                                                          | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Accessory recycling                                                                      | F                  | F                  | F                      | F                          | F                                    | C                                                         |
| Accessory repair garage                                                                  | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Accessory retail                                                                         | F                  | F                  | F                      | F                          | F                                    | A                                                         |
| Accessory services for apartment and hotel residents                                     | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Accessory services incidental to educational uses other than a college or university use | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Accessory storage of flammable liquids and gases                                         | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Small <sup>6</sup>                                                                       | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Large <sup>6</sup>                                                                       | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Accessory swimming pool or tennis court <sup>7</sup>                                     | A                  | A                  | A                      | A                          | A                                    | A                                                         |
| Accessory trade use                                                                      | F                  | F                  | F                      | F                          | F                                    | C                                                         |
| Accessory truck servicing or storage                                                     | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Accessory wholesale business                                                             | F                  | F                  | F                      | F                          | F                                    | F                                                         |
| Ancillary use <sup>8</sup>                                                               | C                  | C                  | C                      | C                          | C                                    | C                                                         |



TABLE A

1. Provided such use is located on the ground floor; otherwise F.
2. Provided that the requirements of St. 1956, c.665, s.2, where apt, are met, otherwise C.
3. Total gross floor area not more than 1,000 square feet per use.
4. Total gross floor area exceeding 1,000 square feet per use.
5. Where a Retail, Service or Trade Use is designated "A", it shall be conditional if merchandise is sold or displayed out-of-doors or such establishment is open to the public after 12 midnight or before 6:00 a.m.
6. Small: storage of less than thirty thousand (30,000) gallons of flammable liquids or less than ten thousand (10,000) cubic feet of gases; Large: storage of thirty thousand (30,000) gallons or more of flammable liquids or ten thousand (10,000) cubic feet or more of gases.
7. Provided that it is more than four feet from every lot line, and in the case of a swimming pool, that it is protected by a six-foot high fence with a gate which is locked from the outside, and that if the pool is within ten feet of a lot line, the fence is concealing to a height of at least six feet.
8. Provided that any such use shall be subject to the same restrictions, conditions, limitations, provisos and safeguards as the use to which it is ancillary.

Table B

# **Dorchester Avenue Neighborhood District** **Use Regulations in Neighborhood Business Subdistricts and Local Industrial Subdistricts**

Key: A = Allowed, C = Conditional, F = Forbidden

For definitions of use categories and certain specific uses, see Article 2A.

|                                                    | Local Convenience Subdistricts |                      | Neighborhood Shopping Subdistricts |                      | Community Commercial Subdistricts |                      | Local Industrial Subdistricts |
|----------------------------------------------------|--------------------------------|----------------------|------------------------------------|----------------------|-----------------------------------|----------------------|-------------------------------|
|                                                    | Bsmt. & First Story            | Second Story & Above | Bsmt. & First Story                | Second Story & Above | Bsmt. & First Story               | Second Story & Above |                               |
|                                                    |                                |                      |                                    |                      |                                   |                      |                               |
| <u>Banking and Postal Uses</u>                     |                                |                      |                                    |                      |                                   |                      |                               |
| Automatic teller machine Bank                      | C                              | F                    | A                                  | F                    | A                                 | F                    | A <sup>1</sup>                |
| Drive-in Bank                                      | F                              | F                    | A                                  | C                    | A                                 | A                    | A <sup>2</sup>                |
| Post office                                        | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             |
|                                                    | F                              | F                    | A                                  | A                    | A                                 | A                    | A                             |
| <u>Community Uses</u>                              |                                |                      |                                    |                      |                                   |                      |                               |
| Adult education center                             | A                              | C                    | A                                  | C                    | A                                 | A                    | A                             |
| Community center                                   | A                              | C                    | A                                  | C                    | A                                 | A                    | A                             |
| Day care center                                    | A                              | A                    | A                                  | A                    | A                                 | A                    | C                             |
| Day care center, elderly                           | A                              | A                    | A                                  | A                    | A                                 | A                    | C                             |
| Library                                            | A                              | A                    | A                                  | A                    | A                                 | A                    | C                             |
| Place of worship; monastery; convent; parish house | A                              | A                    | A                                  | A                    | A                                 | A                    | A                             |
| <u>Cultural Uses</u>                               |                                |                      |                                    |                      |                                   |                      |                               |
| Art gallery                                        | C                              | C                    | A                                  | C                    | A                                 | A                    | C                             |
| Art use                                            | A                              | F                    | A                                  | C                    | A                                 | A                    | C                             |



Table B

|                                             | <u>Local Convenience Subdistricts</u> |                                 | <u>Neighborhood Shopping Subdistricts</u> |                                 | <u>Community Commercial Subdistricts</u> |                                 | <u>Local Industrial Subdistricts</u> |
|---------------------------------------------|---------------------------------------|---------------------------------|-------------------------------------------|---------------------------------|------------------------------------------|---------------------------------|--------------------------------------|
|                                             | <u>Bsmt. &amp; First Story</u>        | <u>Second Story &amp; Above</u> | <u>Bsmt. &amp; First Story</u>            | <u>Second Story &amp; Above</u> | <u>Bsmt. &amp; First Story</u>           | <u>Second Story &amp; Above</u> |                                      |
| <u>Cultural Uses (cont'd)</u>               |                                       |                                 |                                           |                                 |                                          |                                 |                                      |
| Auditorium                                  | F                                     | F                               | C                                         | A                               | A                                        | A                               | C                                    |
| Cinema                                      | F                                     | F                               | C                                         | C                               | A                                        | A                               | C                                    |
| Concert hall                                | C                                     | C                               | C                                         | C                               | C                                        | C                               | C                                    |
| Museum                                      | F                                     | F                               | C                                         | C                               | A                                        | A                               | C                                    |
| Public art, display space                   | A                                     | F                               | A                                         | C                               | A                                        | A                               | A                                    |
| Studios, arts                               | C                                     | F                               | A                                         | C                               | A                                        | A                               | A                                    |
| Studios, production                         | F                                     | F                               | C                                         | C                               | A                                        | A                               | A                                    |
| Theatre                                     | F                                     | F                               | A                                         | C                               | A                                        | A                               | A                                    |
| Ticket sales                                | C                                     | F                               | C                                         | C                               | A                                        | C                               | A                                    |
| <u>Dormitory and Fraternity Uses</u>        |                                       |                                 |                                           |                                 |                                          |                                 |                                      |
| Dormitory not accessory to a use            | F                                     | F                               | F                                         | F                               | F                                        | F                               | F                                    |
| Fraternity                                  | F                                     | F                               | F                                         | F                               | F                                        | F                               | F                                    |
| <u>Educational Uses</u>                     |                                       |                                 |                                           |                                 |                                          |                                 |                                      |
| College or university                       | F                                     | F                               | C                                         | C                               | C                                        | C                               | C                                    |
| Elementary or secondary school <sup>3</sup> | C                                     | F                               | A                                         | C                               | A                                        | A                               | F                                    |
| Kindergarten                                | C                                     | F                               | A                                         | C                               | A                                        | A                               | F                                    |
| Professional school                         | F                                     | F                               | C                                         | A                               | A                                        | A                               | A                                    |
| Trade school                                | F                                     | F                               | C                                         | A                               | C                                        | A                               | A                                    |

Table B

|                                                                                 | Local Convenience Subdistricts |                      | Neighborhood Shopping Subdistricts |                      | Community Commercial Subdistricts |                      | Local Industrial Subdistricts |
|---------------------------------------------------------------------------------|--------------------------------|----------------------|------------------------------------|----------------------|-----------------------------------|----------------------|-------------------------------|
|                                                                                 | Bsmt. & First Story            | Second Story & Above | Bsmt. & First Story                | Second Story & Above | Bsmt. & First Story               | Second Story & Above |                               |
|                                                                                 |                                |                      |                                    |                      |                                   |                      |                               |
| <u>Entertainment and Recreational Uses</u>                                      |                                |                      |                                    |                      |                                   |                      |                               |
| Adult entertainment                                                             | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             |
| Amusement game machines in commercial establishment                             | F                              | F                    | F                                  | F                    | C                                 | F                    | F                             |
| Amusement game machines in non-commercial establishment                         | F                              | F                    | C                                  | F                    | C                                 | F                    | C <sup>1</sup>                |
| Bar <sup>4</sup>                                                                | C                              | F                    | C                                  | F                    | C                                 | F                    | C <sup>1</sup>                |
| Bar with live entertainment <sup>4</sup>                                        | F                              | F                    | C                                  | F                    | C                                 | F                    | F                             |
| Bowling alley                                                                   | F                              | F                    | C                                  | A                    | A                                 | A                    | F                             |
| Billiard parlor                                                                 | F                              | F                    | C                                  | C                    | C                                 | C                    | F                             |
| Dance hall                                                                      | F                              | F                    | F                                  | C                    | F                                 | C                    | C                             |
| Drive-in theatre                                                                | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             |
| Fitness center or gymnasium                                                     | F                              | F                    | C                                  | C                    | A                                 | A                    | C <sup>1</sup>                |
| Private club not serving alcohol                                                | F                              | F                    | C                                  | F                    | C                                 | C                    | C                             |
| Private club serving alcohol                                                    | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             |
| Restaurant with live entertainment, not operating after 10:30 p.m. <sup>4</sup> | F                              | F                    | A                                  | C                    | A                                 | C                    | F                             |
| Restaurant with live entertainment operating after 10:30 p.m. <sup>4</sup>      | F                              | F                    | C                                  | C                    | C                                 | C                    | F                             |
| <u>Funerary Uses</u>                                                            |                                |                      |                                    |                      |                                   |                      |                               |
| Cemetery                                                                        | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             |
| Columbarium                                                                     | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             |
| Crematory                                                                       | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             |



Table B

|                                         | Local Convenience Subdistricts |                      | Neighborhood Shopping Subdistricts |                      | Community Commercial Subdistricts |                      | Local Industrial Subdistricts |   |
|-----------------------------------------|--------------------------------|----------------------|------------------------------------|----------------------|-----------------------------------|----------------------|-------------------------------|---|
|                                         | Bsmt. & First Story            | Second Story & Above | Bsmt. & First Story                | Second Story & Above | Bsmt. & First Story               | Second Story & Above |                               |   |
| <u>Funerary Uses (cont'd)</u>           |                                |                      |                                    |                      |                                   |                      |                               |   |
| Funeral home                            | A                              | A                    | A                                  | A                    | A                                 | A                    | F                             | F |
| Mortuary chapel                         | A                              | F                    | A                                  | C                    | A                                 | A                    | F                             | F |
| <u>Health Care Uses</u>                 |                                |                      |                                    |                      |                                   |                      |                               |   |
| Clinic                                  | A                              | F                    | A                                  | C                    | A                                 | C                    | C                             | C |
| Clinical laboratory                     | F                              | F                    | A                                  | C                    | A                                 | A                    | A                             | A |
| Custodial care facility                 | F                              | F                    | C                                  | C                    | C                                 | C                    | C                             | C |
| Group care residence, general           | F                              | F                    | C                                  | C                    | C                                 | C                    | F                             | F |
| Hospital                                | F                              | F                    | C                                  | C                    | C                                 | C                    | C                             | C |
| Nursing or convalescent home            | F                              | F                    | C                                  | A                    | F                                 | F                    | F                             | F |
| <u>Hotel and Conference Center Uses</u> |                                |                      |                                    |                      |                                   |                      |                               |   |
| Bed and breakfast                       | F                              | C                    | C                                  | A                    | C                                 | C                    | F                             | F |
| Conference center                       | F                              | F                    | F                                  | F                    | C                                 | C                    | F                             | F |
| Executive suites                        | F                              | F                    | F                                  | C                    | C                                 | C                    | C                             | C |
| Hotel                                   | F                              | F                    | F                                  | F                    | C                                 | C                    | C                             | C |
| Motel                                   | F                              | F                    | F                                  | F                    | F                                 | F                    | C                             | C |
| <u>Industrial Uses</u>                  |                                |                      |                                    |                      |                                   |                      |                               |   |
| Artists' mixed-use                      | F                              | C                    | C                                  | A                    | F                                 | A                    | A                             | A |
| Cleaning plant                          | F                              | F                    | F                                  | F                    | F                                 | F                    | C                             | C |
| General manufacturing use               | F                              | F                    | F                                  | F                    | F                                 | F                    | C                             | C |

Table B

|                                           | Local Convenience Subdistricts |                      | Neighborhood Shopping Subdistricts |                      | Community Commercial Subdistricts |                      | Local Industrial Subdistricts |
|-------------------------------------------|--------------------------------|----------------------|------------------------------------|----------------------|-----------------------------------|----------------------|-------------------------------|
|                                           | Bsmt. & First Story            | Second Story & Above | Bsmt. & First Story                | Second Story & Above | Bsmt. & First Story               | Second Story & Above |                               |
| <u>Industrial Uses (cont'd)</u>           |                                |                      |                                    |                      |                                   |                      |                               |
| Light manufacturing use                   | F                              | F                    | F                                  | F                    | F                                 | F                    | A                             |
| Printing plant                            | F                              | F                    | C                                  | C                    | C                                 | C                    | A                             |
| Restricted industrial use                 | F                              | F                    | F                                  | F                    | F                                 | F                    | C                             |
| <u>Office Uses</u>                        |                                |                      |                                    |                      |                                   |                      |                               |
| Agency or professional office             | A                              | A                    | A                                  | A                    | A                                 | A                    | A                             |
| General office                            | F                              | F                    | C                                  | A                    | A                                 | A                    | A <sup>s</sup>                |
| Office of wholesale business              | F                              | F                    | C                                  | F                    | A                                 | C                    | A                             |
| <u>Open Space Uses</u>                    |                                |                      |                                    |                      |                                   |                      |                               |
| Golf driving range                        | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             |
| Grounds for sports, private               | F                              | F                    | F                                  | F                    | F                                 | F                    | C                             |
| Open space                                | A                              | A                    | A                                  | A                    | A                                 | A                    | A                             |
| Open space recreational building          | A                              | A                    | A                                  | A                    | A                                 | A                    | A                             |
| Outdoor place of recreation for profit    | F                              | F                    | F                                  | F                    | F                                 | F                    | C                             |
| Stadium                                   | F                              | F                    | F                                  | F                    | F                                 | F                    | C                             |
| <u>Public Service Uses</u>                |                                |                      |                                    |                      |                                   |                      |                               |
| Automatic telephone exchange <sup>4</sup> | C                              | F                    | C                                  | C                    | C                                 | A                    | A                             |
| Courthouse <sup>4</sup>                   | F                              | F                    | C                                  | C                    | A                                 | A                    | A                             |
| Fire station <sup>4</sup>                 | A                              | A                    | A                                  | A                    | A                                 | A                    | A                             |
| Penal institution                         | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             |



Table B

|                                                                | Local Convenience Subdistricts |                      | Neighborhood Shopping Subdistricts |                      | Community Commercial Subdistricts |                      | Local Industrial Subdistricts |  |
|----------------------------------------------------------------|--------------------------------|----------------------|------------------------------------|----------------------|-----------------------------------|----------------------|-------------------------------|--|
|                                                                | Bsmt. & First Story            | Second Story & Above | Bsmt. & First Story                | Second Story & Above | Bsmt. & First Story               | Second Story & Above |                               |  |
| <u>Public Service Uses (cont'd)</u>                            |                                |                      |                                    |                      |                                   |                      |                               |  |
| Police station <sup>4</sup>                                    | A                              | A                    | A                                  | A                    | A                                 | A                    | A                             |  |
| Pumping station <sup>4</sup>                                   | C                              | F                    | C                                  | F                    | C                                 | F                    | A                             |  |
| Recycling facility (excluding facilities handling toxic waste) | C                              | F                    | C                                  | C                    | C                                 | C                    | C                             |  |
| Solid waste transfer station                                   | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             |  |
| Sub-station <sup>4</sup>                                       | F                              | F                    | F                                  | C                    | F                                 | C                    | A                             |  |
| Telephone exchange                                             | C                              | F                    | C                                  | C                    | C                                 | C                    | C                             |  |
| <u>Research and Development Uses<sup>6</sup></u>               |                                |                      |                                    |                      |                                   |                      |                               |  |
| Research laboratory                                            | F                              | F                    | F                                  | C                    | C                                 | C                    | A                             |  |
| Product development or prototype manufacturing                 | F                              | F                    | F                                  | C                    | C                                 | C                    | A                             |  |
| <u>Residential Uses</u>                                        |                                |                      |                                    |                      |                                   |                      |                               |  |
| Congregate living complex                                      | C                              | A                    | C                                  | A                    | F                                 | A                    | F                             |  |
| Elderly housing                                                | C                              | A                    | C                                  | A                    | F                                 | A                    | F                             |  |
| Group residence, limited                                       | A                              | A                    | C                                  | A                    | C                                 | C                    | F                             |  |
| Homeless shelter                                               | C                              | C                    | C                                  | C                    | C                                 | C                    | F                             |  |
| Lodging house                                                  | F                              | C                    | C                                  | C                    | F                                 | F                    | F                             |  |
| Mobile home                                                    | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             |  |
| Mobile home park                                               | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             |  |
| Multi-family dwelling                                          | A                              | A                    | C                                  | A                    | C                                 | A                    | F                             |  |

Table B

|                                   | <u>Local Convenience Subdistricts</u> |                                 | <u>Neighborhood Shopping Subdistricts</u> |                                 | <u>Community Commercial Subdistricts</u> |                                 | <u>Local Industrial Subdistricts</u> |
|-----------------------------------|---------------------------------------|---------------------------------|-------------------------------------------|---------------------------------|------------------------------------------|---------------------------------|--------------------------------------|
|                                   | <u>Bsmt. &amp; First Story</u>        | <u>Second Story &amp; Above</u> | <u>Bsmt. &amp; First Story</u>            | <u>Second Story &amp; Above</u> | <u>Bsmt. &amp; First Story</u>           | <u>Second Story &amp; Above</u> |                                      |
| <u>Residential Uses (cont'd)</u>  |                                       |                                 |                                           |                                 |                                          |                                 |                                      |
| One family detached dwelling      | F                                     | F                               | F                                         | F                               | F                                        | F                               | F                                    |
| One family semi-attached dwelling | F                                     | F                               | F                                         | F                               | F                                        | F                               | F                                    |
| Orphanage                         | F                                     | F                               | C                                         | C                               | C                                        | C                               | F                                    |
| Rowhouse                          | A                                     | A                               | F                                         | F                               | F                                        | F                               | F                                    |
| Temporary dwelling structure      | F                                     | F                               | F                                         | F                               | F                                        | F                               | F                                    |
| Three family detached dwelling    | A                                     | A                               | C                                         | A                               | C                                        | A                               | F                                    |
| Townhouse                         | A                                     | A                               | C                                         | A                               | C                                        | A                               | F                                    |
| Transitional housing              | C                                     | A                               | C                                         | A                               | C                                        | A                               | F                                    |
| Two family detached dwelling      | A                                     | A                               | F                                         | F                               | F                                        | F                               | F                                    |
| Two family semi-attached dwelling | A                                     | A                               | F                                         | F                               | F                                        | F                               | F                                    |
| <u>Restaurant Uses</u>            |                                       |                                 |                                           |                                 |                                          |                                 |                                      |
| Drive-in restaurant               | F                                     | F                               | F                                         | F                               | F                                        | F                               | F                                    |
| Restaurant                        | C                                     | F                               | A                                         | C                               | A                                        | C                               | A                                    |
| Take-out restaurant               | A                                     | F                               | A                                         | F                               | A                                        | F                               | A <sup>1</sup>                       |
| Small <sup>7</sup>                | C                                     | F                               | C                                         | F                               | C                                        | F                               | C                                    |
| Large <sup>8</sup>                |                                       |                                 |                                           |                                 |                                          |                                 |                                      |
| <u>Retail Uses<sup>9</sup></u>    |                                       |                                 |                                           |                                 |                                          |                                 |                                      |
| Adult bookstore                   | F                                     | F                               | F                                         | F                               | F                                        | F                               | F                                    |
| Bakery                            | A                                     | F                               | A                                         | C                               | A                                        | C                               | A                                    |
| General retail business           | F                                     | F                               | F                                         | F                               | A                                        | C                               | C                                    |



Table B

|                                                 | Local Convenience Subdistricts |                      | Neighborhood Shopping Subdistricts |                      | Community Commercial Subdistricts |                      | Local Industrial Subdistricts |
|-------------------------------------------------|--------------------------------|----------------------|------------------------------------|----------------------|-----------------------------------|----------------------|-------------------------------|
|                                                 | Bsmt. & First Story            | Second Story & Above | Bsmt. & First Story                | Second Story & Above | Bsmt. & First Story               | Second Story & Above |                               |
| <u>Retail Uses (cont'd)</u>                     |                                |                      |                                    |                      |                                   |                      |                               |
| Liquor store                                    | F                              | F                    | C                                  | F                    | C                                 | F                    | F                             |
| Local retail business                           | A                              | F                    | A                                  | C                    | A                                 | C                    | A                             |
| Outdoor sale of garden supplies                 | A                              | F                    | A                                  | F                    | A                                 | F                    | C <sup>1</sup>                |
| <u>Service Uses<sup>9</sup></u>                 |                                |                      |                                    |                      |                                   |                      |                               |
| Animal hospital                                 | C                              | F                    | C                                  | C                    | C                                 | F                    | C                             |
| Barber or beauty shop                           | A                              | F                    | A                                  | A                    | A                                 | A                    | A                             |
| Caterer's establishment                         | A                              | F                    | A                                  | A                    | A                                 | C                    | A                             |
| Dry-cleaning shop                               | A                              | F                    | A                                  | A                    | A                                 | C                    | A                             |
| Kennel                                          | C                              | F                    | C                                  | F                    | C                                 | F                    | A <sup>2</sup>                |
| Laundry, retail service                         | A                              | F                    | A                                  | F                    | A                                 | F                    | A                             |
| Laundry, self-service                           | A                              | F                    | A                                  | F                    | A                                 | F                    | A                             |
| Photocopying establishment                      | A                              | F                    | A                                  | F                    | A                                 | F                    | A                             |
| Shoe repair                                     | A                              | F                    | A                                  | A                    | A                                 | A                    | A                             |
| Tailor shop                                     | A                              | F                    | A                                  | A                    | A                                 | A                    | A                             |
| <u>Storage Uses, Major</u>                      |                                |                      |                                    |                      |                                   |                      |                               |
| Outdoor storage of new materials                | F                              | F                    | F                                  | F                    | F                                 | F                    | C                             |
| Outdoor storage of damaged or disabled vehicles | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             |
| Outdoor storage of junk and scrap               | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             |
| Storage of certain materials                    | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             |

Table B

|                                        | Local Convenience Subdistricts |                      | Neighborhood Shopping Subdistricts |                      | Community Commercial Subdistricts |                      | Local Industrial Subdistricts |
|----------------------------------------|--------------------------------|----------------------|------------------------------------|----------------------|-----------------------------------|----------------------|-------------------------------|
|                                        | Bsmt. & First Story            | Second Story & Above | Bsmt. & First Story                | Second Story & Above | Bsmt. & First Story               | Second Story & Above |                               |
| <u>Storage Uses, Major (cont'd)</u>    |                                |                      |                                    |                      |                                   |                      |                               |
| Storage of flammable liquids and gases | C                              | C                    | C                                  | C                    | C                                 | C                    | A                             |
| Small <sup>10</sup>                    | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             |
| Large <sup>10</sup>                    | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             |
| Storage or transfer of toxic waste     | F                              | F                    | F                                  | F                    | F                                 | F                    | C                             |
| Warehousing                            | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             |
| Wrecking yard                          | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             |
| <u>Trade Uses<sup>9</sup></u>          |                                |                      |                                    |                      |                                   |                      |                               |
| Carpenters shop                        | A                              | F                    | A                                  | C                    | A                                 | C                    | A                             |
| Electrician's shop                     | A                              | F                    | A                                  | C                    | A                                 | C                    | A                             |
| Machine shop                           | C                              | F                    | C                                  | C                    | A                                 | C                    | A                             |
| Photographer's studio                  | A                              | F                    | A                                  | C                    | A                                 | C                    | A                             |
| Plumber's shop                         | A                              | F                    | A                                  | C                    | A                                 | C                    | A                             |
| Radio/television repair                | A                              | F                    | A                                  | C                    | A                                 | C                    | A                             |
| Upholsterer's shop                     | A                              | F                    | A                                  | C                    | A                                 | C                    | A                             |
| Welder's shop                          | F                              | F                    | C                                  | F                    | C                                 | F                    | A                             |
| <u>Transportation Uses</u>             |                                |                      |                                    |                      |                                   |                      |                               |
| Airport                                | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             |
| Bus terminal                           | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             |
| Garage with dispatch                   | C                              | F                    | C                                  | C                    | C                                 | C                    | C                             |



Table B

|                                                  | Local Convenience Subdistricts |                      | Neighborhood Shopping Subdistricts |                      | Community Commercial Subdistricts |                      | Local Industrial Subdistricts |
|--------------------------------------------------|--------------------------------|----------------------|------------------------------------|----------------------|-----------------------------------|----------------------|-------------------------------|
|                                                  | Bsmt. & First Story            | Second Story & Above | Bsmt. & First Story                | Second Story & Above | Bsmt. & First Story               | Second Story & Above |                               |
|                                                  |                                |                      |                                    |                      |                                   |                      |                               |
| <u>Transportation Uses (cont'd)</u>              |                                |                      |                                    |                      |                                   |                      |                               |
| Helicopter landing facility                      | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             |
| Motor freight terminal                           | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             |
| Rail freight terminal                            | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             |
| Railroad passenger station                       | C                              | C                    | C                                  | C                    | C                                 | C                    | C                             |
| <u>Vehicular Uses</u>                            |                                |                      |                                    |                      |                                   |                      |                               |
| Bus servicing or storage                         | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             |
| Carwash <sup>11</sup>                            | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             |
| Gasoline station <sup>11</sup>                   | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             |
| Indoor sale and installation of automotive parts | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             |
| Indoor sale of automobiles and trucks            | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             |
| Outdoor sale of new and used vehicles            | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             |
| Parking garage                                   | F                              | F                    | C                                  | C                    | C                                 | C                    | A                             |
| Parking lot                                      | F                              | F                    | C                                  | C                    | C                                 | C                    | A                             |
| Rental agency for cars                           | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             |
| Rental agency for trucks                         | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             |
| Repair garage                                    | F                              | F                    | F                                  | F                    | C                                 | F                    | C <sup>1</sup>                |
| Truck servicing or storage                       | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             |

Table B

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Local Convenience Subdistricts |                      | Neighborhood Shopping Subdistricts |                      | Community Commercial Subdistricts |                      | Local Industrial Subdistricts |                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|----------------------|------------------------------------|----------------------|-----------------------------------|----------------------|-------------------------------|-----------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Bsmt. & First Story            | Second Story & Above | Bsmt. & First Story                | Second Story & Above | Bsmt. & First Story               | Second Story & Above |                               |                 |
| <u>Wholesale Uses</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                |                      |                                    |                      |                                   |                      |                               |                 |
| Wholesale business                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | F                              | F                    | C                                  | F                    | C                                 | C                    |                               | A               |
| <u>Accessory and Ancillary Uses</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                |                      |                                    |                      |                                   |                      |                               |                 |
| In each subdistrict of the Dorchester Avenue Neighborhood District, an accessory use ordinarily incident to a lawful main use is allowed, subject to the provisions of Article 10, unless such use is (i) specifically forbidden as a main use for such subdistrict in this Table B and (ii) not designated "A" or "C" for such subdistrict on the accessory use table below. In any event, an accessory use shall be subject to the same restrictions, conditions, limitations, provisos and safeguards as the use to which it is accessory. |                                |                      |                                    |                      |                                   |                      |                               |                 |
| Accessory amusement game machines (not more than four) in commercial or non-commercial establishment                                                                                                                                                                                                                                                                                                                                                                                                                                          | C                              | F                    | C                                  | C                    | C                                 | F                    | F                             | F <sup>12</sup> |
| Accessory art use                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | A                              | F                    | C                                  | A                    | A                                 | A                    | A                             | A               |
| Accessory automatic teller machine                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | C                              | F                    | C                                  | F                    | A                                 | F                    | F                             | C               |
| Accessory bus servicing or storage                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             | A               |
| Accessory cafeteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | A                              | C                    | A                                  | C                    | A                                 | A                    | A                             | A               |
| Accessory cultural use                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | A                              | A                    | A                                  | A                    | A                                 | A                    | A                             | A               |
| Accessory dormitory                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             | F               |
| Accessory drive-through restaurant                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             | F               |
| Accessory drive-through retail                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | F                              | F                    | F                                  | F                    | C                                 | F                    | F                             | C <sup>1</sup>  |
| Accessory family day care home                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | A                              | A                    | A                                  | A                    | A                                 | A                    | A                             | A               |
| Accessory home occupation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | A                              | A                    | A                                  | A                    | A                                 | A                    | A                             | F               |
| Accessory industrial use                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             | A               |



Table B

|                                                                                        | Local Convenience Subdistricts |                      | Neighborhood Shopping Subdistricts |                      | Community Commercial Subdistricts |                      | Local Industrial Subdistricts |
|----------------------------------------------------------------------------------------|--------------------------------|----------------------|------------------------------------|----------------------|-----------------------------------|----------------------|-------------------------------|
|                                                                                        | Bsmt. & First Story            | Second Story & Above | Bsmt. & First Story                | Second Story & Above | Bsmt. & First Story               | Second Story & Above |                               |
| <u>Accessory and Ancillary Uses (cont'd)</u>                                           |                                |                      |                                    |                      |                                   |                      |                               |
| Accessory keeping of animals other than laboratory animals                             | C                              | F                    | C                                  | F                    | C                                 | C                    | C                             |
| Accessory keeping of laboratory animals                                                | F                              | F                    | C                                  | C                    | C                                 | C                    | C                             |
| Accessory machine shop                                                                 | F                              | F                    | F                                  | F                    | A                                 | F                    | A <sup>1</sup>                |
| Accessory manufacture of products                                                      | F                              | F                    | F                                  | F                    | C                                 | C                    | C                             |
| Accessory offices                                                                      | A                              | A                    | A                                  | A                    | A                                 | A                    | A                             |
| Accessory offices for university                                                       | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             |
| Accessory outdoor cafe                                                                 | A                              | F                    | A                                  | F                    | A                                 | F                    | A <sup>1</sup>                |
| Accessory parking                                                                      | A                              | F                    | A                                  | F                    | A                                 | F                    | A <sup>1</sup>                |
| Accessory personnel quarters                                                           | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             |
| Accessory printing                                                                     | C                              | C                    | A                                  | C                    | A                                 | C                    | A                             |
| Accessory professional office in a dwelling                                            | A                              | A                    | A                                  | A                    | A                                 | A                    | A                             |
| Accessory railroad storage yard                                                        | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             |
| Accessory recycling                                                                    | F                              | C                    | F                                  | C                    | C                                 | A                    | A                             |
| Accessory repair garage                                                                | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             |
| Accessory retail                                                                       | A                              | C                    | A                                  | C                    | A                                 | A                    | A                             |
| Accessory services for apartment and hotel residents                                   | A                              | A                    | A                                  | A                    | A                                 | A                    | A                             |
| Accessory services incidental to educational uses other than college or university use | F                              | F                    | F                                  | F                    | C                                 | C                    | C                             |

Table B

|                                                       | Local Convenience Subdistricts |                      | Neighborhood Shopping Subdistricts |                      | Community Commercial Subdistricts |                      | Local Industrial Subdistricts |
|-------------------------------------------------------|--------------------------------|----------------------|------------------------------------|----------------------|-----------------------------------|----------------------|-------------------------------|
|                                                       | Bsmt. & First Story            | Second Story & Above | Bsmt. & First Story                | Second Story & Above | Bsmt. & First Story               | Second Story & Above |                               |
|                                                       |                                |                      |                                    |                      |                                   |                      |                               |
| <u>Accessory and Ancillary Uses (cont'd)</u>          |                                |                      |                                    |                      |                                   |                      |                               |
| Accessory storage of flammable liquids and gases      |                                |                      |                                    |                      |                                   |                      |                               |
|                                                       |                                |                      |                                    |                      |                                   |                      |                               |
| Small <sup>10</sup>                                   | C                              | C                    | C                                  | C                    | A                                 | A                    | A                             |
| Large <sup>10</sup>                                   | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             |
| Accessory swimming pool or tennis court <sup>13</sup> |                                |                      |                                    |                      |                                   |                      |                               |
|                                                       |                                |                      |                                    |                      |                                   |                      |                               |
| Accessory trade uses                                  | A                              | C                    | A                                  | C                    | A                                 | C                    | C                             |
| Accessory truck servicing or storage                  | A                              | A                    | A                                  | A                    | A                                 | A                    | A                             |
| Accessory wholesale business                          |                                |                      |                                    |                      |                                   |                      |                               |
|                                                       |                                |                      |                                    |                      |                                   |                      |                               |
| Ancillary use <sup>14</sup>                           | F                              | F                    | F                                  | F                    | F                                 | F                    | F                             |
|                                                       | F                              | F                    | F                                  | F                    | C                                 | C                    | C                             |
|                                                       | C                              | C                    | C                                  | C                    | C                                 | C                    | C                             |

1. F on second story and above.
2. C on second story and above.
3. The requirements of St. 1956, c. 665, S.2, where apt, are met.
4. See Section 52-\_\_.
5. Provided that such use shall not exceed forty percent (40%) of the gross floor area allowed within a Lot.



Table B

6. Provided that such use shall comply with all guidelines and standards promulgated by the National Institute of Health concerning the care and use of laboratory animals.
7. Total gross floor area not more than 2,500 square feet per restaurant.
8. Total gross floor area exceeding 2,500 square feet per restaurant.
9. Where a Retail, Service or Trade Use is designated "A", it shall be conditional if merchandise is sold or displayed out-of-doors or such establishment is open to the public after 12 midnight or before 6:00 a.m.
10. Small: storage of less than thirty thousand (30,000) gallons of flammable liquids or less than ten thousand (10,000) cubic feet of gases; Large: storage of thirty thousand (30,000) gallons or more of flammable liquids or ten thousand (10,000) cubic feet or more of gases.
11. Where such use is designated "A", or "C", provided that all washing, painting, lubricating, and making of repairs is carried on inside a building; that such establishment is sufficiently sound insulated to confine all noise to the lot; that all flashing, fumes, gases, smoke and vapor are effectively confined to the lot; and that there is no outdoor storage of damaged, disabled or unregistered motor vehicles for a period of more than one month; otherwise forbidden.
12. A on second story and above.
13. Provided that such use is more than four (4) feet from every lot line, and in the case of a swimming pool, that it is protected by a fence at least six (6) feet in height with a gate which is locked from the outside, and that if the pool is within ten (10) feet of a lot line, the fence is concealing to a height of at least six (6) feet.
14. Provided that any such use shall be subject to the same restrictions, conditions, limitations, provisos and safeguards as the use to which it is ancillary.

**Dorchester Avenue Neighborhood District  
Residential Subdistricts Dimensional Regulations**

| One-Family<br>Residential<br>Subdistrict | Lot Area,<br>Minimum<br>for Dwell.<br>Unit(s)<br>Specified<br>(Sq.Ft.) | Additional<br>Lot Area for<br>Ea. Addit'l<br>Dwell. Unit<br>(Sq.Ft.) | Lot Width<br>Minimum<br>(Feet) | Lot<br>Frontage<br>Minimum<br>(Feet) | Floor<br>Area Ratio<br>Maximum | Building<br>Height <sup>2</sup><br>Maximum<br>Stories | Feet | Usable<br>Open Space <sup>3</sup><br>Minimum<br>Sq. Ft. Per<br>Dwelling Unit | Front<br>Yard <sup>4</sup><br>Minimum<br>Depth<br>(Feet) | Side<br>Yard <sup>6</sup><br>Minimum<br>Width<br>(Feet) | Rear<br>Yard<br>Minimum<br>Depth<br>(Feet) | Rear Yard<br>Maximum<br>Occupancy<br>by Accessory<br>Buildings<br>(Percent) |
|------------------------------------------|------------------------------------------------------------------------|----------------------------------------------------------------------|--------------------------------|--------------------------------------|--------------------------------|-------------------------------------------------------|------|------------------------------------------------------------------------------|----------------------------------------------------------|---------------------------------------------------------|--------------------------------------------|-----------------------------------------------------------------------------|
|                                          |                                                                        |                                                                      |                                |                                      |                                |                                                       |      |                                                                              |                                                          |                                                         |                                            |                                                                             |
| <u>1F-4,000<sup>1</sup></u>              | 4,000                                                                  | N/A                                                                  | 45                             | 45                                   | 0.5                            | 2-1/2                                                 | 30   | 1,000                                                                        | 15                                                       | 10                                                      | 0                                          | 25                                                                          |
|                                          | Other Use                                                              | N/A                                                                  | 45                             | 45                                   | 0.5                            | 2-1/2                                                 | 30   | none                                                                         | 15                                                       | 10                                                      | 0                                          | 20                                                                          |
| <u>1F-5,000<sup>1</sup></u>              | 5,000                                                                  | N/A                                                                  | 50                             | 50                                   | 0.5                            | 2-1/2                                                 | 20   | 1,250                                                                        | 20                                                       | 10                                                      | 0                                          | 25                                                                          |
|                                          | Other Use                                                              | N/A                                                                  | 50                             | 50                                   | 0.5                            | 2-1/2                                                 | 20   | none                                                                         | 20                                                       | 10                                                      | 0                                          | 20                                                                          |



| Lot Area,<br>Minimum<br>for Dwell.<br>Unit(s)<br>Specified<br>(Sq.Ft.) | Additional<br>Lot Area for<br>Ea. Addit'l<br>Dwell. Unit<br>(Sq.Ft.) | Lot Width<br>Minimum<br>(Feet) | Lot<br>Frontage<br>Minimum<br>(Feet) | Floor<br>Area Ratio<br>Maximum | Building<br>Height <sup>2</sup><br>Maximum<br>Stories | Usable<br>Open Space <sup>3</sup><br>Minimum<br>Sq. Ft. Per<br>Dwelling Unit | Front<br>Yard <sup>4</sup><br>Minimum<br>Depth<br>(Feet) | Side<br>Yard <sup>6</sup><br>Minimum<br>Width<br>(Feet) | Rear<br>Yard<br>Minimum<br>Depth<br>(Feet) | Rear Yard<br>Maximum<br>Occupancy<br>by Accessory<br>Buildings<br>(Percent) |
|------------------------------------------------------------------------|----------------------------------------------------------------------|--------------------------------|--------------------------------------|--------------------------------|-------------------------------------------------------|------------------------------------------------------------------------------|----------------------------------------------------------|---------------------------------------------------------|--------------------------------------------|-----------------------------------------------------------------------------|
|------------------------------------------------------------------------|----------------------------------------------------------------------|--------------------------------|--------------------------------------|--------------------------------|-------------------------------------------------------|------------------------------------------------------------------------------|----------------------------------------------------------|---------------------------------------------------------|--------------------------------------------|-----------------------------------------------------------------------------|

**Two-Family  
Residential  
Subdistrict**

**2F - 3000<sup>1</sup>**

|                           |     |    |    |     |       |    |     |   |    |    |
|---------------------------|-----|----|----|-----|-------|----|-----|---|----|----|
| 1 or 2 Family<br>Detached | N/A | 30 | 30 | 0.8 | 2-1/2 | 35 | 600 | 5 | 20 | 25 |
|---------------------------|-----|----|----|-----|-------|----|-----|---|----|----|

**Other Use**

|  |     |    |    |     |       |    |      |    |    |    |
|--|-----|----|----|-----|-------|----|------|----|----|----|
|  | N/A | 30 | 30 | 0.8 | 2-1/2 | 35 | none | 10 | 20 | 20 |
|--|-----|----|----|-----|-------|----|------|----|----|----|

**2F - 4000<sup>1</sup>**

|                           |     |    |    |     |       |    |     |    |    |    |
|---------------------------|-----|----|----|-----|-------|----|-----|----|----|----|
| 1 or 2 Family<br>Detached | N/A | 40 | 40 | 0.8 | 2-1/2 | 35 | 750 | 10 | 25 | 25 |
|---------------------------|-----|----|----|-----|-------|----|-----|----|----|----|

**Other Use**

|  |     |    |    |     |       |    |      |    |    |    |
|--|-----|----|----|-----|-------|----|------|----|----|----|
|  | N/A | 40 | 40 | 0.8 | 2-1/2 | 35 | none | 15 | 25 | 20 |
|--|-----|----|----|-----|-------|----|------|----|----|----|

**2F - 5000<sup>1</sup>**

|                           |     |    |    |     |       |    |     |    |    |    |
|---------------------------|-----|----|----|-----|-------|----|-----|----|----|----|
| 1 or 2 Family<br>Detached | N/A | 45 | 45 | 0.6 | 2-1/2 | 35 | 800 | 10 | 30 | 25 |
|---------------------------|-----|----|----|-----|-------|----|-----|----|----|----|

**Other Use**

|  |     |    |    |     |       |    |      |    |    |    |
|--|-----|----|----|-----|-------|----|------|----|----|----|
|  | N/A | 45 | 45 | 0.6 | 2-1/2 | 35 | none | 15 | 30 | 20 |
|--|-----|----|----|-----|-------|----|------|----|----|----|

| Three-Family Residential Subdistrict                               | Lot Area, Minimum for Dwell. Unit(s) Specified (Sq.Ft.) | Additional Lot Area for Ea. Addit'l Dwell. Unit (Sq.Ft.) | Lot Width Minimum (Feet) | Lot Frontage Minimum (Feet) | Floor Area Ratio Maximum | Building Height <sup>2</sup> Maximum Stories | Usable Open Space <sup>3</sup> Minimum Sq. Ft. Per Dwelling Unit | Front Yard <sup>4</sup> Minimum Depth (Feet) | Side Yard <sup>6</sup> Minimum Width (Feet) | Rear Yard Minimum Depth (Feet) | Rear Yard Maximum Occupancy by Accessory Buildings (Percent) |    |
|--------------------------------------------------------------------|---------------------------------------------------------|----------------------------------------------------------|--------------------------|-----------------------------|--------------------------|----------------------------------------------|------------------------------------------------------------------|----------------------------------------------|---------------------------------------------|--------------------------------|--------------------------------------------------------------|----|
|                                                                    |                                                         |                                                          |                          |                             |                          |                                              |                                                                  |                                              |                                             |                                |                                                              |    |
| 3F-G-2,000 <sup>2</sup>                                            |                                                         |                                                          |                          |                             |                          |                                              |                                                                  |                                              |                                             |                                |                                                              |    |
| Semi-attached Dwelling, Row House Building, or Town House Building | 1,000 for 1 unit                                        | 1,000                                                    | 30                       | 30                          | 1.0                      | 3                                            | 35                                                               | 300                                          | 10                                          | 5                              | 20                                                           | 25 |
| Any other Dwelling or Use                                          | 2,000 for 1 or 2 units                                  | 1,000                                                    | 30                       | 30                          | 1.0                      | 3                                            | 35                                                               | 300                                          | 10                                          | 5                              | 20                                                           | 20 |
| 3F-G-3,000                                                         |                                                         |                                                          |                          |                             |                          |                                              |                                                                  |                                              |                                             |                                |                                                              |    |
| Semi-attached Dwelling, Row House Building, or Town House Building | 1,500 for 1 unit                                        | 1,500                                                    | 35                       | 35                          | 1.0                      | 3                                            | 35                                                               | 300                                          | 10                                          | 5                              | 20                                                           | 25 |
| Any other Dwelling or Use                                          | 3,000 for 1 or 2 units                                  | 1,500                                                    | 35                       | 35                          | 1.0                      | 3                                            | 35                                                               | 300                                          | 10                                          | 5                              | 20                                                           | 20 |



| Lot Area, Minimum for Dwell. Unit(s) Specified (Sq.Ft.)            | Additional Lot Area for Ea. Addit'l Dwell. Unit (Sq.Ft.) | Lot Width Minimum (Feet) | Lot Frontage Minimum (Feet) | Floor Area Ratio Maximum | Building Height <sup>2</sup> Maximum Stories | Usable Open Space <sup>3</sup> Minimum Sq. Ft. Per Dwelling Unit | Front Yard <sup>4</sup> Minimum Depth (Feet) | Side Yard <sup>6</sup> Minimum Width (Feet) | Rear Yard Minimum Depth (Feet) | Rear Yard Maximum Occupancy by Accessory Buildings (Percent) |
|--------------------------------------------------------------------|----------------------------------------------------------|--------------------------|-----------------------------|--------------------------|----------------------------------------------|------------------------------------------------------------------|----------------------------------------------|---------------------------------------------|--------------------------------|--------------------------------------------------------------|
| 3F-F-4,000                                                         |                                                          |                          |                             |                          |                                              |                                                                  |                                              |                                             |                                |                                                              |
| Semi-attached Dwelling, Row House Building, or Town House Building | 2,000                                                    | 40                       | 40                          | 1.0                      | 3                                            | 35                                                               | 300                                          | 5                                           | 30                             | 25                                                           |
| Any other Dwelling or Use                                          | 2,000                                                    | 40                       | 40                          | 1.0                      | 3                                            | 35                                                               | 300                                          | 5                                           | 30                             | 20                                                           |
| 3F-G-5,000                                                         |                                                          |                          |                             |                          |                                              |                                                                  |                                              |                                             |                                |                                                              |
| Semi-attached Dwelling, Row House Building, or Town House Building | 2,500                                                    | 40                       | 40                          | 1.0                      | 3                                            | 35                                                               | 300                                          | 5                                           | 40                             | 25                                                           |
| Any other Dwelling or Use                                          | 2,500                                                    | 40                       | 40                          | 1.0                      | 3                                            | 35                                                               | 300                                          | 5                                           | 40                             | 20                                                           |

| Lot Area,<br>Minimum<br>for Dwell.<br>Unit(s)<br>Specified<br>(Sq.Ft.)            | Additional<br>Lot Area for<br>Ea. Addit'l<br>Dwell. Unit<br>(Sq.Ft.) | Lot Width<br>Minimum<br>(Feet) | Lot<br>Frontage<br>Minimum<br>(Feet) | Floor<br>Area Ratio<br>Maximum | Building<br>Height <sup>2</sup><br>Maximum<br>Stories | Usable<br>Open Space <sup>3</sup><br>Minimum<br>Sq. Ft. Per<br>Dwelling Unit | Front<br>Yard <sup>4</sup><br>Minimum<br>Depth<br>(Feet) | Side<br>Yard <sup>6</sup><br>Minimum<br>Width<br>(Feet) | Rear<br>Yard<br>Minimum<br>Depth<br>(Feet) | Rear Yard<br>Maximum<br>Occupancy<br>by Accessory<br>Buildings<br>(Percent) |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------|--------------------------------|--------------------------------------|--------------------------------|-------------------------------------------------------|------------------------------------------------------------------------------|----------------------------------------------------------|---------------------------------------------------------|--------------------------------------------|-----------------------------------------------------------------------------|
| <u>3F-G-6,000</u>                                                                 |                                                                      |                                |                                      |                                |                                                       |                                                                              |                                                          |                                                         |                                            |                                                                             |
| Semi-attached<br>Dwelling,<br>Row House<br>Building, or<br>Town House<br>Building | 3,000                                                                | 70                             | 70                                   | 0.8                            | 3                                                     | 35                                                                           | 20                                                       | 10                                                      | 50                                         | 25                                                                          |
| Any other<br>Dwelling or<br>Use                                                   | 3,000                                                                | 70                             | 70                                   | 0.8                            | 3                                                     | 35                                                                           | 20                                                       | 5                                                       | 50                                         | 20                                                                          |
| <u>3F-D-3,000</u>                                                                 |                                                                      |                                |                                      |                                |                                                       |                                                                              |                                                          |                                                         |                                            |                                                                             |
| 3 Decker<br>Detached                                                              | N/A                                                                  | 30                             | 30                                   | 2.0                            | 3                                                     |                                                                              | 5                                                        | 5                                                       | 15                                         | 25                                                                          |
| <u>3F-D-4,000</u>                                                                 |                                                                      |                                |                                      |                                |                                                       |                                                                              |                                                          |                                                         |                                            |                                                                             |
| 3 Decker<br>Detached                                                              | N/A                                                                  | 40                             | 40                                   | 2.0                            | 3                                                     |                                                                              | 7                                                        | 5                                                       | 30                                         | 25                                                                          |



| Lot Area,<br>Minimum<br>for Dwell.<br>Unit(s)<br>Specified<br>(Sq.Ft.) | Additional<br>Lot Area for<br>Ea. Addit'l<br>Dwell. Unit<br>(Sq.Ft.) | Lot Width<br>Minimum<br>(Feet) | Lot<br>Frontage<br>Minimum<br>(Feet) | Floor<br>Area Ratio<br>Maximum | Building<br>Height <sup>2</sup> |         | Usable<br>Open Space <sup>3</sup><br>Minimum<br>Sq. Ft. Per<br>Dwelling Unit | Front<br>Yard <sup>4</sup><br>Minimum<br>Depth<br>(Feet) | Side<br>Yard <sup>6</sup><br>Minimum<br>Width<br>(Feet) | Rear<br>Yard<br>Minimum<br>Depth<br>(Feet) | Rear Yard<br>Maximum<br>Occupancy<br>by Accessory<br>Buildings<br>(Percent) |
|------------------------------------------------------------------------|----------------------------------------------------------------------|--------------------------------|--------------------------------------|--------------------------------|---------------------------------|---------|------------------------------------------------------------------------------|----------------------------------------------------------|---------------------------------------------------------|--------------------------------------------|-----------------------------------------------------------------------------|
|                                                                        |                                                                      |                                |                                      |                                | Maximum                         | Stories |                                                                              |                                                          |                                                         |                                            |                                                                             |

Multifamily  
Residential  
Subdistrict

MFR and MFR/LS

|                                                                                  |                               |                     |    |     |   |    |     |   |    |    |    |
|----------------------------------------------------------------------------------|-------------------------------|---------------------|----|-----|---|----|-----|---|----|----|----|
| 1, 2, or 3<br>Family Detached                                                    | 2,000 for<br>1 or 2<br>units  | 1,000               | 20 | 1.0 | 3 | 35 | 300 | 5 | 10 | 30 | 25 |
| Semi-attached<br>Dwelling,<br>Row House<br>Building or<br>Town House<br>Building | 1,000 for<br>1 unit           | 1,000 for<br>1 unit | 20 | 1.0 | 3 | 35 | 300 | 5 | 6  | 30 | 25 |
| Any other<br>Dwelling or<br>Use                                                  | 2,000 for<br>first 2<br>units | 1,000               | 40 | 1.0 | 3 | 35 | 200 | 5 | 5  | 30 | 25 |

1. See Map \_\_\_, Map \_\_\_, Map \_\_\_, and Section 52-\_\_\_. In a 1F subdistrict, the maximum number of dwelling units allowed in a single structure shall be one (1). In a 2F subdistrict, the maximum number of dwelling units allowed in a single structure shall be two (2). In a 3F subdistrict, the maximum number of dwelling units allowed in a single structure, a Town House Building or in a Row House Building, shall be three (3) and the maximum number of Town House Buildings or Row House Buildings attached in a row shall be three (3).
2. For the purpose of determining Building Height, the floor area of a dormer on a Dwelling shall not be included in the floor area calculation for a half story; provided that such dormer is not wider than eight (8) feet and the ridge line of the dormer does not exceed the ridge line of an existing Structure of which it is a part, or thirty-five (35) feet, whichever is less; and provided further that only the floor area of two such dormers shall not be included in the floor area calculation for a half story. However, the floor area of such dormers shall be included in Gross Floor Area of the Dwelling.
3. Applicable only to Residential Uses and Dormitory/Fraternity Uses. In MFR Subdistricts, all or part of the usable open space requirement may be met by suitably designed and accessible space on balconies of Main Buildings or on the roofs of wings of Main Buildings or on the roofs of Accessory Buildings.
4. See Section 52-\_\_, Conformity with Existing Building Alignment. A bay window may protrude into a Front Yard.
5. At least five (5) feet from a side lot line and ten (10) feet from an existing structure on an abutting lot, and the aggregate side yard width shall be not less than ten (10) feet.
6. Semi-attached Dwellings, Town House Buildings, and Row House Buildings are only required to have side yards on sides that are not attached to another Dwelling.



TABLE D

**Dorchester Avenue Neighborhood District**  
**Neighborhood Business Subdistricts and Local Industrial Subdistricts Dimensional Regulations**

|                                                               | <u>Local<br/>Convenience<br/>Subdistricts</u> | <u>Neighborhood<br/>Shopping<br/>Subdistricts</u> | <u>Community<br/>Commercial<br/>Subdistricts</u> | <u>Local<br/>Industrial<br/>Subdistricts</u> |
|---------------------------------------------------------------|-----------------------------------------------|---------------------------------------------------|--------------------------------------------------|----------------------------------------------|
| Maximum Floor Area Ratio                                      | 1.0                                           | 1.0                                               | 1.0                                              | 1.0                                          |
| Maximum Building Height                                       | 40                                            | 40                                                | 40                                               | 40                                           |
| Minimum Lot Size                                              | none                                          | none                                              | none                                             | none                                         |
| Minimum Lot Area Per Dwelling Unit                            | none                                          | none                                              | none                                             | none                                         |
| Minimum Usable Open Space (1) per Dwelling Unit (square feet) | 50                                            | 50                                                | 50                                               | 50                                           |
| Minimum Lot Width                                             | none                                          | none                                              | none                                             | none                                         |
| Minimum Lot Frontage                                          | none                                          | none                                              | none                                             | none                                         |
| Minimum Front Yard (3)                                        | none (2)                                      | none (2)                                          | none (2)                                         | 6 (2)                                        |
| Minimum Side Yard (4)                                         | none                                          | none                                              | none                                             | none                                         |
| Minimum Rear Yard (5)                                         | 20                                            | 20                                                | 20                                               | 20                                           |

**Footnotes:**

1. In a Neighborhood Business Subdistrict, all or a portion of required usable open space may be met by suitably designed and accessible space on balconies of main buildings or on roofs of wings of main buildings, or on the roofs of accessory buildings.
2. See Section 52-\_\_\_\_, Street Wall Continuity.
3. In a required front yard, no plaza, terrace or public access to a basement (other than required by the State Building Code) shall be below the grade of the nearest sidewalk unless, after public notice and hearing and subject to the provisions of Article 6, the Board of Appeal grants a permit therefor.

In a Neighborhood Business and Local Industrial Subdistricts, every front yard required by this code shall be at grade level along every lot line on which such yard abuts.
4. In a Neighborhood Business and Local Industrial Subdistricts, no side yard is required except in the case of a lot with a side lot line abutting a Residential Subdistrict, which shall have side yards as if it were in such abutting district. Every side yard so required that does not abut a street line shall, along every lot line on which such yard abuts, be at a level no higher than that of the lowest window sill of the lowest room designed for human occupancy or so occupied, and relying upon natural light or natural ventilation from windows opening on such yard.
5. In a Neighborhood Business and Local Industrial Subdistricts, every rear yard required by this code that does not abut a street line shall, along every lot line on which such yard abuts, be at a level no higher than the level of the lowest window sill in the lowest room designed for human occupancy or so occupied, and relying upon natural light or natural ventilation from windows opening on such yard.



TABLE E

## Off-Street Parking Requirements

Proposed Projects Under 50,000 Square Feet  
of Gross Floor Area(1)

|                                         | Space(s) Per 1,000<br>Square Feet of<br><u>Gross Floor Area</u> |
|-----------------------------------------|-----------------------------------------------------------------|
| <u>Banking and Postal Uses</u>          | 1.0                                                             |
| <u>Community Uses</u>                   | 1.0                                                             |
| <u>Educational Uses</u>                 |                                                                 |
| Day Care Center                         | 0.7                                                             |
| Elementary School                       | 0.7                                                             |
| Junior High School (through 10th Grade) | 0.7                                                             |
| Kindergarten                            | 0.7                                                             |
| Other Educational Uses                  | 1.0                                                             |
| <u>Health Care Uses</u>                 | 1.0                                                             |
| <u>Industrial Uses</u>                  | 0.5                                                             |
| <u>Institutional Uses</u>               | 0.7                                                             |
| <u>Office Uses</u>                      | 2.0                                                             |
| <u>Public Service Uses</u>              |                                                                 |
| Courthouse                              | 2.0                                                             |
| Police Station                          | 1.5                                                             |
| Fire Station                            | 1.0                                                             |
| All other Public Service Uses           | 0                                                               |
| <u>Research and Development Uses</u>    | 0.5                                                             |
| <u>Retail Uses</u>                      | 2.0                                                             |
| <u>Service and Trade Uses</u>           | 2.0                                                             |

1. For Proposed Projects of 50,000 or more square feet, see Section 52-\_\_.

# TABLE E - Continued

## Off-Street Parking Requirements

### Proposed Projects Under 50,000 Square Feet of Gross Floor Area(1)

|                            | Space(s) Per 1,000<br>Square Feet of<br><u>Gross Floor Area</u> |
|----------------------------|-----------------------------------------------------------------|
| <u>Storage Uses, Major</u> | 0.5                                                             |
| <u>Transportation Uses</u> | 0.25                                                            |
| <u>Vehicular Uses</u>      | 0.5                                                             |
| <u>Wholesale Uses</u>      | 0.25                                                            |

1. For Proposed Projects of 50,000 or more square feet, see Section 52-\_\_.



# TABLE E - Continued

## Off-Street Parking Requirements

### Proposed Projects Under 50,000 Square Feet of Gross Floor Area(1)

|                                                | If there are seats:<br><u>(spaces per seat)(2)</u> | If there are no seats<br>(spaces per 1,000<br>square feet of public<br><u>floor area in structures)(2)</u> |
|------------------------------------------------|----------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| <u>Cultural Uses</u>                           |                                                    |                                                                                                            |
| <u>Entertainment and<br/>Recreational Uses</u> | 0.15                                               | 4.0                                                                                                        |
| <u>Funerary Uses</u>                           |                                                    |                                                                                                            |
| Funeral home                                   | 0.1                                                | 3.0                                                                                                        |
| Mortuary chapel                                | 0.1                                                | 3.0                                                                                                        |
| All other funerary uses                        | none                                               | none                                                                                                       |
| <u>Places of Worship</u>                       | 0.1                                                | 3.0                                                                                                        |
| <u>Public Assembly Uses(3)</u>                 | 0.20                                               | 8.0                                                                                                        |
| <u>Restaurant Uses</u>                         | 0.15                                               | 4.0                                                                                                        |

1. For Proposed Projects of 50,000 or more square feet of gross floor area, see Section 52-\_\_.
2. Where benches are used, each two (2) lineal feet of bench shall constitute one seat.
3. As the term is defined in Article 2A.

# TABLE E - Continued

## Off-Street Parking Requirements Residential and Related Uses

Proposed Projects Under 50,000 Square Feet of  
Gross Floor Area(1)

|                                         | Off Street Parking<br>Requirement (space<br>per dwelling unit)(2) |
|-----------------------------------------|-------------------------------------------------------------------|
| <u>Dormitory/Fraternity Uses</u>        | 0.5                                                               |
| <u>Hotel and Conference Center Uses</u> | 0.7                                                               |
| <u>Residential Uses</u>                 |                                                                   |
| Elderly Housing                         | 0.5                                                               |
| Group Care Limited                      | 0.5                                                               |
| Homeless Shelter                        | 0.25                                                              |
| Lodging House                           | 0.5                                                               |
| Transitional Housing                    | 0.25                                                              |
| Affordable Housing                      | 0.7                                                               |
| Other Residential Uses                  | 1.00                                                              |

1. For Proposed Projects of 50,000 or more square feet of gross floor area, see Section 52-\_\_.
2. Where a use is not divided into Dwelling Units:
  - (a) if sleeping rooms have accommodations for not more than two (2) persons, two (2) such sleeping rooms shall constitute a Dwelling Unit;
  - (b) if sleeping rooms have accommodations for more than two (2) persons, four (4) beds shall constitute a Dwelling Unit.



TABLE F

## Off-Street Loading Requirements

Proposed Project Under 50,000 Square Feet of  
Gross Floor Area(1).

| <u>Gross Floor Area</u>   | <u>Required Off<br/>Street Loading Bays</u> |
|---------------------------|---------------------------------------------|
| 0-15,000 square feet      | 0                                           |
| 15,001-49,999 square feet | 1.0                                         |

1. For Proposed Projects of 50,000 or more square feet, see Section 52-\_\_.



## Design guidelines put Dot Ave. back on track



O'Brien's Market is an example of the renovation style favored by the new guidelines. Photo by Jeff Thompson

by MARK PICKERING  
SPECIAL TO THE JOURNAL

It's a historic street with old mill buildings sprawling along a river. It's a neighborhood of homes with handsome, turn-of-the-century architecture. It's also an urban planner's nightmare, with overgrown vacant lots and industrial buildings in disrepair next door to businesses with additions slapped onto them over the years, along with garish signs sticking out every which way.

And it's all Dorchester Avenue. The two-lane Dot Ave., as it's known locally, runs a little more than four miles through Dorchester, Boston's largest neighborhood.

A four-year old city effort to clean up the avenue has resulted in an award-winning design handbook that has already been adopted as a model for other neighborhoods. The guide, "Design Guidelines for Dorchester Avenue," issued in November, makes recommendations for

adding landscaping and windows, as well as fixing up storefronts and signs.

Over the past three years the guidelines have been tried out in draft form and, in many cases, successfully implemented. Similar recommendations were recently incorporated into the new zoning code for parts of Allston-Brighton and Roxbury, and they will be part of the new zoning code for Dorchester Avenue when it is completed.

The ongoing Dorchester Avenue rezoning project of the Boston Redevelopment Authority netted a 1991 award for "planning implementation" from the New England chapter of the American Planning Association. David Dixon of David Dixon & Associates, the Boston firm that authored the handbook, will be a featured workshop speaker at the American Institute of Architects convention in Boston this June.

One of two main streets in a neighborhood with a high percentage of low-in-

come people, Dorchester Avenue is not about to become another Newbury Street. But like that tony shopping district, Dorchester Avenue is a commercial strip not on a highway, but in a residential area.

### Tackling chaos

At a community meeting in Dorchester nearly four years ago, Dixon described the avenue as having a "sense of chaos." Many residents agreed, complaining of a 25-foot-tall man holding a giant muffler, countless billboards and the out-of-control growth of auto-related shops.

"People who wanted to put signs up just put up anything they wanted [until] it looked like Route 0 in Framingham," said Joe Chalson, former president of the Columbia Savin Hill Civic Association. All too often, the avenue "looks like a jungle. It looks raunchy." Chalson said the design guidelines issued by the BRA can be used to bring the avenue back.

"Dorchester Avenue has a lot of buildings that, taken together, make up the turn-of-the-century urban village people really like these days," said Dixon. Much of the avenue was built in a fairly short period, when the area was a booming streetcar suburb.

After World War II, the economic fortunes of the avenue declined as many moved to homes in the suburbs with federally subsidized mortgages. Over time, some remaining merchants tried to imitate their suburban counterparts, slapping on aluminum siding and a clutter of signs while obscuring attractive building features.

"Reviving a street like Dorchester Avenue is a matter of building on the wonderful resources still there," said Dixon. "The focus of the design guide is peeling off the lousy signs and poor facades and giving people some pretty straightforward guidelines."

"The biggest reason" the Dorchester Avenue project was honored by the American Planning Association was the handbook itself, said Stuart Beckley,

town planner in Easthampton and a member of the New England chapter's advisory committee. "A lot of projects are good, but they aren't very usable," added, saying the guide with graphics photos is "absolutely well-written. Any business owner could pick this up and understand it."

### Lower Mills example

Bonnie Glenn, who runs a local firm, points to the Lower Mills section of Dorchester as an area that is neat, attractive and "has a sense of security."

"That's the kind of look" that Dorchester Avenue Planning and Zoning Advisory Committee was looking when property owners presented plans in recent years, said Glenn, a committee member.

But getting avenue business owner



Flood Square Hardware in Glover's Corner. Photo by Jeff Thompson

fix up the storefronts, warehouses and factories is not something with a completion date. "It's a very slow process," said Patricia Patrose, the BRA deputy director for urban design and development.

Unless a sign is illegal, no one is going to order a merchant to remove it for one that doesn't clash with neighboring structures. And although proposed zoning guidelines would forbid new auto-related shops on Dot Ave., the ones already there

DOT AVE., PAGE



## DOT AVE.

CONTINUED FROM PAGE 12

would be "grandfathered" in.

Nonetheless, the BIA and residents point to places where the guidelines, issued in draft form in late 1989, have made a difference.

Since the Dorchester advisory committee was set up in 1980, property owners in need of zoning variances have come before the group, which then makes recommendations to the BIA and the city's Zoning Board of Appeals.

The response to this community review process from property owners was "mixed," said Glenn. "Some people understand the importance of looks and design. Some don't."

To aid avenue merchants, the city has a program offering below-market-rate loans; over the past decade, many storefronts in the Lower Mills and Fields Corner sections have been improved. The city also has a new program that provides free design services for Dorchester Avenue property owners.

While some areas of the avenue have Victorian architecture already redeveloped, the section several blocks north of Fields Corner, referred to as Glover's Corner, is a patchwork of buildings and uses. At one point, it was zoned as an industrial zone.

In a case that came before the committee, the owner of a Glover's Corner Sunoco dealership wanted to rebuild the station with a canopy over the gas pumps. The advisory committee recommended cutting back on the lighting, reducing the length of the entryways and adding shrubs along the front and the sides. The owner agreed, said Chalmers, also of the advisory committee.

Ellsworth Supply, a plumbing goods company in the Glover's Corner area, sought a major addition. Working with the BIA and the committee, Chalmers said, the owner agreed to add landscaping, change the siding, put in windows in front, fix up a vacant lot, and alter the addition so it wouldn't be as noticeable from the avenue.

Some Dot Ave. improvements, however, have been nixed by the recession.

For success stories, Patrose pointed to Flood Square Hardware, also in Glover's

### The response to the community review process was "mixed."

Corner. In line with the guidelines, Patrose said, the owner agreed to increase the size of the windows. While many area buildings have full-screen metal grates, the owner agreed to something else. On a recent evening, a Christmas tree twinkled through metal-rod grates at Flood Square while graffiti covered full-screen grates nearby. Said Patrose: "The more you design a building like a fortress, the more it will be treated like that."

Glenn said that when she was redesigning her office several years ago, her interior designer recommended putting the shutter box for the security grates inside (something now in the guide). But she was unaware that there were different types of grates to buy. "I have the wrong kind and I hate it."

Now information on grates is on page 72 in the design handbook. ☐



# The Reporter

25¢ At Stores and News Stands

Pop-  
parh  
he News and Values Around the Neighborhood"

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December 14, 1991

## Season



elopment Corp. and the  
cr sponsored the holiday  
photo by Alan Duffy,

## PZAC Introduces Draft For Dot Avenue Rezoning

by Sue Ascì

More than 40 businesspeople reviewed a draft proposal for the rezoning of Dorchester Avenue at a meeting held Dec. 4 at the IBEW Hall. The proposed new zoning creates a series of residential and commercial districts and changes some current uses.

An advisory committee to the Boston Redevelopment Authority has been working on the proposed re-zoning of the three-mile avenue for more than two years. The draft will be presented at three subsequent public meetings in Dorchester, tentatively scheduled for the first week in January. Once comments are collected, the Boston Redevelopment Authority staff will take the proposal to its board of directors. The board will

then authorize BRA Director Stephen Coyle to petition the zoning commissioner. A hearing will be advertised, after which the zoning commission would vote whether to accept, amend or reject the proposal. Seven affirmative votes are needed for its adoption, according to Brian Byrnes, deputy director for neighborhood planning and zoning at the B.R.A.

During the study, Byrnes said the committee realized the strengths of the residential uses and local retail/commercial properties along the avenue. The new zoning, he said, would shape the future growth of the avenue.

To maintain the residential quality of Dorchester Avenue, several residential sub-

districts have been formed. The subdistricts include: one-family residential; two-family residential; three-family residential; triple decker residential; multi-family residential; and multi-family residential/local services subdistricts.

In the last subdistrict, retail uses are allowed on the ground floor.

"This is something new for the zoning code," Byrnes said. "To maintain and strengthen active commercial areas you need residents. You have a lot of pedestrian activity all day and into the evening. Hopefully it will add to your businesses being more frequented. We wanted to maintain a strong, viable commercial strip on Dorchester Avenue. The goal is to have smaller, (continued on page 17)

## Gibson Street Public Works Building Slated For Rehab

The city is planning a \$1.9 million construction project for the Public Works building on Gibson Street.

The proposal provides for the reconfiguration and beautification of the building and yard and the creation of office and garage space, said Cheryl

EMTs.

"We are currently in the first round of review for design," Brolin said.

P.F.D. has received 35 proposals. They are reviewing them with the city's Public Works Department and Health and Hospitals.

"We will probably se-

stored at the site is under consideration.

They are now reviewing the community reaction to the rehabilitation at the facility in Hyde Park. At that site, the salt was covered because of environmental concerns with a nearby river.

The Gibson Street



# PZAC Introduces Draft For Dot Av

(continued from page 1)  
much more Mom and Pop-type stores, such as barbers and nail salons."

Another new component is the focus on three-decker architecture and design with the creation of the triple decker residential subdistrict.

"We never really had a three-decker zone. There are stretches of three-deckers along the avenue. These properties are a way to help with homeownership opportunities," Byrnes commented.

On the commercial aspect of the draft zoning, the only use which is prohibited in all areas are automotive-related.

In the survey, Byrnes said the committee was able to identify 359 commercial properties along the avenue. With the new zoning proposal, 44 of those properties, or 12 percent, would be moving from allowed uses to conditional or forbidden uses. Twenty-three of those 44 businesses are automotive-related.

"Seventeen of the 23, or 74 percent, were already conditional or forbidden under the existing zoning," Byrnes said. "We are not saying all automotive uses get out of town. We have roughly three miles of Dorchester Avenue and there are 23 automotive-related uses on the avenue. We simply want to review those applications - as

new ones come in line and expansions are planned."

The automotive-related businesses which are forbidden in the new zoning include: gas stations, auto repair, auto service, auto sales, outdoor storage of wrecked vehicles, etc.

Barrooms are a conditional use in the new zoning. They are a conditional use on the first floor of the neighborhood commercial zone and forbidden for upper levels of properties in that zone.

Conditional use requires that the proponent must appear before the Board of Appeals and petition for a permit. The cases will be looked at individually.

For those business owners with uses which are forbidden under the new zoning, any expansion would require an appearance before the Board of Appeals. If the new zoning is approved, current businesses would be "grandfathered."

"It does not change what the legal use of the property now is," explained Gary Brown, of the B.R.A. "If a property owner is doing it legally at this point in time that doesn't mean he can't continue doing what he is doing."

"When they begin to expand, the proposal has to go to the Board of Appeals. They can also sell it with its present use,"

Byrnes explained. "There is also a section in the zoning code that any legal nonconforming use that lies vacant or unused for a period of 24 months would revert back to its last legal occupancy or would not have an occupancy. Any one buying the property would have to choose an allowed use if they chose not to go to the zoning board."

Three types of Neighborhood Business Subdistricts have been created. Local Convenience Subdistricts provide convenience retail goods and services for immediate residents and pedestrians. Neighborhood Shopping Subdistricts provide convenience goods and services to the larger neighborhood. And Community Commercial Subdistricts provide diversified goods serving larger markets.

Byrnes explained that local convenience includes smaller, retail shops that encourage the local neighborhood to shop. Neighborhood shopping is more general and includes larger, supermarket-type businesses, for example.

"Community Commercial is in one district - Fields Corner. This is where the Bradlees and Purity Supreme are. It is the only place providing significant off-street parking. There are uses that would generate a lot

of traffic," Byrnes explained.

Six Neighborhood Business Subdistricts have been established at: Pearl Street Local Convenience Subdistrict; Savin Hill Local Convenience Subdistrict; Adams Street Neighborhood Shopping Subdistrict; Glovers Corner Neighborhood Shopping Subdistrict; Lower Mills Neighborhood Shopping Subdistrict and Fields Corner Community Commercial Subdistrict.

Industrial uses, identified in two zones, would be subject to additional review.

The local industrial zone close to Andrew Square would allow the light industrial uses. But, expansion or new uses would have to meet new Performance Standards, Byrnes said. These include requirements relative to noise, buffering, screening and other concerns.

A second industrial zone, which exists in Glover's Corner near Hancock Street, will be changed to Neighborhood Shopping in the new zoning.

Open Space areas have been provided for in the Open Space Subdistricts, which include publicly-owned land. The designations include: MBTA tracks/Conrail tracks; Southeast expressway; MBTA tracks at Ashmont; Dorchester Cem-



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etery; Dorchester Park; Robert Ryan Playground, Town Field; John W. McCormack Memorial Park; Fields Corner Island; and Columbia Road Triangle.

The new zoning also develops two overlay districts in Peabody Square and Lower Mills which address the historical nature of the neighborhoods and design issues for the future.

The current zoning has been in effect since 1964. Some amendments have been made, but no comprehensive changes since that time. In 1988, The Planning and Zoning Advisory Committee (PZAC) was created to assist the city in setting goals and objectives. The group consists of neighborhood residents, representatives of civic

groups and the business community.

Some of the group's overall goals included: the protection of the avenue as a gateway to the residential community and a mixed-use retail center; to ensure the compatibility of new buildings; to provide new economies and expansion of job opportunities; to maintain and expand the stock of affordable housing; to preserve and create open space; protect the environment and other objectives.

"We are clearly still in the draft form," Byrnes said.

Anyone with questions about specific properties or the new draft zoning in general may contact Byrnes at 722-4300 ext. 4339.

## Tree-Lighting Ceremony At Meeting House Hill

Meeting House Hill will ring in the holiday season with a Christmas tree-lighting ceremony at 4:45 p.m., Sat., Dec. 14, at the little park across from St. Peter's Church.

The event will feature carolers from St. Peter's School, speakers and refreshments in the Senior Citizens' Building on Bowdoin St. There will be a visit from Santa, gifts for children and a photo opportunity.

Each resident, family

or organization is invited to bring an ornament or garland to decorate the 60-foot spruce tree.

The ceremony is organized by the Mayor's Office of Neighborhood Services, The Public Works Dept., the Mayor's Office of Cultural Development, the Meeting House Hill Merchants' Association, and the Meeting House Hill Civic Association. All are welcome to participate.

## Medicaid Eligibility Undergoes Changes

(continued from page 14)

home in Roslindale to her daughter, Jean Ingliss. Mrs. Barrett stated that the reason for the transfer was "to protect the assets in the event she required nursing home services or had unusual medical expenses." A

counts returned to her. The Court ruled that since there was no fraud involved when the initial transfer was made, (the transfer was made based on the advice of Mrs. Barrett's attorney) the home and bank accounts were now the



# Dorchester Ave.

## Rezoning Proposal To Be Announced

The proposed rezoning of Dorchester Avenue from Lower Mills to the Southeast Expressway will be described at three public neighborhood forums. The public meetings are scheduled for Tuesday, January 7, 1992 at St. William's Church Hall, 1048 Dorchester Avenue (entrance on St. William's Street), Wednesday, January 8, 1992 at the Dorchester House and Thursday, January 9, 1992 at All Saints

Church, 209 Ashmont Street. All meetings will commence at 7:00 p.m.

The Dorchester Avenue Planning and Zoning Advisory Committee, a group of community leaders and area residents and business owners-operator, which has been working with the Mayor's Office of Neighborhood Services and the Boston Redevelopment Authority for nearly

*Continued on Page 3*

ten years will host the meetings.

The existing zoning code, although intended many times, has been in place for nearly three decades. The proposed zoning will define and direct the future growth of Dorchester Avenue. Elements of the proposed zoning include the establishment of six residential districts, the purpose of which to maintain, enhance and promote a character of residential neighborhoods in terms of density, housing type, and design, as well as, to provide for low-and-medium-density Multifamily housing appropriate to the existing built environment. The six residential subdistricts are designated as One-family, Two-family, Triple Decker, Multifamily and Multifamily/local service.

Additionally, six Neighborhood Business Districts are proposed. They are Local Convenience Subdistricts, providing convenience retail and services for the immediate neighborhood and pedestrians; Neighborhood Shopping Districts, providing convenience goods and services to the larger neighborhood; and Community Commercial Subdistrict providing a diversified commercial environment

serving larger markets. Three Industrial Subdistricts, which include standards for screening and buffer are also proposed.

Other elements of the proposed zoning include the establishment of Open Space Districts, Design Requirements and off-street parking and Loading Requirements.

The three public neighborhood meetings are a component of a series of community meetings which include meetings with leaders of neighborhood associations, area business owners/operators, the Dorchester Board of Trade and elected officials. Additional meetings include public hearings at the Boston Redevelopment Authority and the Boston Zoning Commission.

For more information, contact McDermott, Dorchester coordinator the Mayor's Office of Neighborhood Services.

**Reporting**

(Continued from page 1)





"Our Young Black Men are Dying and Nobody Seems to Care"

The proposed rezoning of **Dorchester Avenue** from Lower Mills to the Southeast Expressway will be described at three public neighborhood forums. The public meetings are scheduled for Tue, Jan 7 at St William's Church Hall, 1048 Dorchester Avenue, Wed, Jan 8 at the Dorchester House and Thu, Jan 9 at All Saints Church, 209 Ashmont Street. All meetings will begin at 7pm. For more information call Joe McDermott from Neighborhood Services, 3485.

The existing zoning code, although amended many times, has been in place for nearly three decades. The proposed zoning will define and direct the future growth of Dorchester Ave. Key elements of the proposed zoning include the establishment of 6 residential districts, the purpose of which is to maintain, enhance and promote the character of residential neighborhoods in terms of density, housing type, and design, as well as, to provide for low and medium density multifamily housing appropriate to the existing built environment. The six residential subdistricts are designated as 1-family, 2-family, 3-family, multi-family and multi-family/local service.

The city presents workshops for residents. All workshops are free, open to the public and will take place at Bird Street Community Center, 500 Columbia Road, on Tuesday evening, 6-8pm. Refreshments and childcare will be provided. For more information call Nona M.Ed. 282-6110.

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Mt. St. Joseph Academy, Brighton, presents "Catholic Schools; Discover the Difference" by Senate President William Bulger on Thu, Jan 9 at 7:30pm. For further information call Joan Mahoney at 254-8383.

Get your GED in 5 months at the Log School Family Education Center, 222 Bowdoin Street. Courses are weekdays from 1-5pm. Call 288-6683 and ask for Rosie Potter-Ciccio or Katy Lausier.

The Codman Square Neighborhood Council will be having a community meeting at the Dorchester "Y", 776 Washington Street on Sat, Jan 11 from 12 noon to discuss "How much Boston money should be used to improve the neighborhood." All residents of the Codman Square community are invited to attend and be heard.

St. Ann's Church will hold a 25th Annual Martin Luther King Memorial Breakfast on Friday, Jan. 20 at 8am. The breakfast will be held at the St. Ann's Methodist Church and St. Ann's Episcopal Church will be the annual community event. The Boston Marriot Hotel, 225 Bay Place. Keynote speaker will be Rev. Joseph E. Lowry, Moderator, president of the Southern Christian Leadership Conference. Please call 427-6175 for more information.

St. Ann's Church will hold a

don with more than 350 custom vehicles in the running will be featured. Appearances by John Stamos, Spiderman, and Miss Team Budweiser will also be highlights of the show. Admission is \$8 for adults, \$3 for children 6-12, free for under 6. Show times are Fri 5-11pm, Sat-Sun 11am-11pm.

Ashmont Chamber Music Series The Ashmont Hill Chamber Music Series continues its season on January 26 with "England's Golden Age." All programs are performed in Peabody Hall of All Saints Church in Peabody Square, 209 Ashmont Street. Tickets are \$8, \$6 for Seniors. Watch this space for more dates. 265-8318.

To have your voice heard in Dorchester just write a letter to us by the Friday before publication. The address is: **The Curbstone, 209 Ashmont Street, Dorchester, MA 02122.** For more information call 436-5848.



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As an alternative to disposing of trees at the local dump, the public is invited to bring their trees to Franklin Park Zoo where they will be chipped and used for landscaping at the zoo. Trees can be dropped off at the Pierpont Road entrance from Sat, Jan 4 - Sun, Jan 12 from 9am. to 4pm.  
For info call 442-0991

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|                                       |      |
|---------------------------------------|------|
| Ashmont Civic Assoc.....              | Step |
| Cedar Grove Civic Assoc.....          |      |
| Clam Point Neighborhood Assoc.....    |      |
| Codman Square Neigh Council.....      | Do   |
| Columbia/Savin Hill Civic Assoc. .... |      |
| D.A.N.A. (Dorch. Allied Neigh. Assoc  |      |
| Dorchester APAC.....                  |      |
| Dorchester Historical Society.....    |      |
| Dorchester Park Assoc.....            | Ja   |
| Dorchester Recycling Volunteers.....  |      |
| Dorchester Task Force.....            |      |
| Fields Corner CDC.....                | C    |
| Fields Corner Civic Assoc.....        |      |
| Freeport/Adams Neigh. Assoc.....      |      |
| Jones Hill Civic Assoc.....           |      |
| Lower Mills Civic Association.....    |      |
| Meetinghouse Hill Civic Assoc.....    | CL   |



# DORCHESTER AVENUE PZAC

Dear Dorchester Neighborhood Leader:

On behalf of the Dorchester Avenue Planning and Zoning Advisory Committee (PZAC) we are inviting you to a presentation concerning the proposed rezoning of Dorchester Avenue.

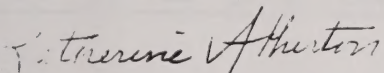
For approximately three years the PZAC, a group of area residents, neighborhood leaders and businessmen, has been working with the Mayor's Office of Neighborhood Services and the Boston Redevelopment Authority in an effort to rezone Dorchester Avenue. The proposed zoning responds to the goals and objectives of the Interim Planning Overlay District established by the community, and builds upon the positive characteristics existing along the Avenue today.

The meeting will consist of a brief presentation of the proposed draft zoning, as well as an open question and answer and discussion period. Our goal is to provide you and other Dorchester community leaders with an opportunity to review and comment on the work done to date. To that end, we have invited BRA staff to provide a summary of the proposed rezoning. Additionally, we are hoping to solicit your thoughts on how to establish an inclusive community-review process. The meeting is scheduled for **THURSDAY, NOVEMBER 7, 1991 AT THE ELECTRICIANS' UNION HALL, 256 FREEPORT STREET, DORCHESTER AT 7:00pm.**

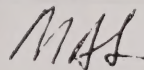
We are enclosing for your reading pleasure a copy of DESIGN GUIDELINES FOR DORCHESTER AVENUE - A CITIZENS' HANDBOOK. This Handbook is the result of the design study conducted for the City, by David Dixon, through working with the community.

We hope to see you or your representative/s on Thursday, November 7, 1991. Please RSVP to Joe McDermott, Mayor's Office of Neighborhood Services, at 725-3485.

Sincerely,



Katherine Atherton  
Co-Chair



Michael A. Stella  
Co-Chair

## DORCHESTER AVENUE REZONING

## COMMUNITY LEADERS' MEETING

THURSDAY, NOVEMBER 7, 1991

## SIGN IN SHEET

NAMEAFFILIATION

Joe CHASSIN

PZAC

Bernie Biglow

DANA

Tom Connolly

Dor Task Force

Jim Gannon

Feller Corner Care Assoc

Michael Stella

PZAC

Stephen Clench

Voter Rep Jim Clench  
State House 100  
100 100 100 100 100

Patty McMahon

PZAC

Joe McDermott

MONS.

Stirling Capen

CSH. area / PZAC

Charles Turner

Ashmont

Catherine Alkerton

PZAC



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Stephen Coyle/Director

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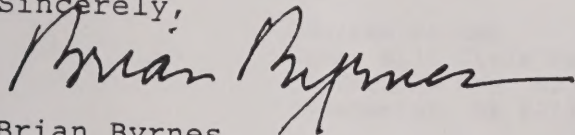
November 18, 1991

Dear Dorchester Neighborhood Leader:

I am writing to you concerning the rezoning of Dorchester Avenue. This zoning, as proposed by the Dorchester Avenue Planning and Zoning Advisory Committee (PZAC), is expected to be brought forward to the City of Boston Zoning Commission in January, 1992. In the interim, we will be continuing with the public review process with neighborhood residents and business owners and operators.

On behalf of the PZAC, I am enclosing a copy of reading materials which were distributed at the Community Leaders' meeting on November 7, 1991. The materials are titled PLANNING AND ZONING FOR DORCHESTER AVENUE and ARTICLE 52 - DORCHESTER AVENUE NEIGHBORHOOD DISTRICT ZONING ARTICLE - SUMMARY OUTLINE. These materials are provided for your reading and review. If you have any questions or comments please do not hesitate to contact me at 722-4300 X4339.

Sincerely,



Brian Byrnes  
Deputy Director for  
Neighborhood Planning and Zoning

Dorchester Avenue Rezoning  
Community Leaders Meeting  
Invitation List

Stephen J. Weymouth  
Ashmont Civic Association  
66 Bailey St.  
Dorchester, MA 02124

Bill Brackett  
Cedar Grove Civic Association  
94 Milton St.  
Dorchester, MA 02124

Sandra Fontaine  
Codman Square Neighborhood Council  
c/o William Walczak  
Codman Sq. Health Center  
6 Norfolk St.  
Dorchester, MA 02124

Donna Perry  
Columbia/Savin Hill Civic Association  
10 Treadway Rd.  
Dorchester, MA 02125

Ralph Brown  
Dorchester Allied Neighborhood Association  
19 Howe St.  
Dorchester, MA 02124

Jane Paquet-Whall  
Dorchester Park Association

Tom Connelly  
Dorchester Task Force  
15 Corwin St.  
Dorchester, MA 02125

Jane Matheson  
Freeport/Adams Neighborhood Association  
41 Linden St.  
Dorchester, MA 02124

Desiree Baynes  
Jones Hill Civic Association  
15 Everett Ave. #2  
Dorchester, MA 02125

Mike Skillin  
Lower Mills Civic Association  
15 Beckett St.  
Dorchester, MA 02124

Ralph Brown  
Meeting House Hill Civic Association  
19 Howe St.  
Dorchester, MA 02125

Judy Bankowski  
Triangle Civic Association  
30 Rawson St.  
Dorchester, MA 02125

Paul Doherty  
Clam Point Civic Assoc.  
8 Mills St.  
Dorchester, MA 02122

Our Savior's Lutheran Church  
500 Talbot Ave.  
Dorchester, MA 02124



Paul Barry  
Cedar Grove Civic Assoc.  
55 Minot St.  
Dorchester, MA 02122

Barbara Tankle  
172 Walnut St.  
Dorchester, MA 02122

Jim Gannon  
Field's Corner Civic Assoc.  
6 Christopher St.  
Dorchester, MA 02122

John Fowler  
Together Neighborhood Assoc.  
31 Duncan St.  
Dorchester, MA 02122

Russ Waterman  
Andrew Sq. Civic Assoc.  
9 Leed St.  
So. Boston, MA 02127

Geraldine Donovan-Daly  
Field's Corner CDC  
1 Arcadia Pl  
Dorchester, MA 02122

William Walczak  
20 Rockmere St.  
Dorchester, MA 02125

St. Margaret Rectory  
800 Columbia Road  
Dorchester, MA 02125

St. William Rectory  
1048 Dorchester Avenue  
Dorchester, MA 02125

St. Mark Rectory  
20 Roseland Street  
Dorchester, MA 02122

St. Gregory Rectory  
2221 Dorchester Avenue  
Dorchester, MA 02124

Our Lady of Czenstoshowa  
655 Dorchester Avenue  
South Boston, MA 02127

All Saints Church  
240 Ashmont Street  
Dorchester, MA 02124

City Councillor Christopher Iannela  
Council President  
Boston City Hall  
City Hall Square  
Boston, MA 02201

City Councillor Albert O'Neil  
Boston City Hall  
City Hall Square  
Boston, MA 02201

City Councillor Rosaria Salerno  
Boston City Hall  
City Hall Square  
Boston, MA 02201

City Councillor Michael McCormack  
Boston City Hall  
City Hall Square  
Boston, MA 02201

City Councillor James Byrne  
Boston City Hall  
City Hall Square  
Boston, MA 02201

City Councillor James Kelly  
Boston City Hall  
City Hall Square  
Boston, MA 02201

Senate President William Bulger  
State House  
Boston, MA 02133

Sen. W. Paul White  
State House  
Boston, MA 02133

Rep. James Brett  
State House  
Boston, MA 02133

Rep. Paul Gannon  
State House  
Boston, MA 02133

Rep. Thomas Finneran  
State House  
Boston, MA 02133

Rep. Nelson Merced  
State House  
Boston, MA 02133

Clerk Richard J. Rouse  
Supreme Judicial Court  
1404 Courthouse  
Boston, MA 02108

Mr. David Tobin  
41 Bearse Avenue  
Dorchester, MA 02124

Pat Tague  
168 Ashmont St.  
Dorchester, MA 02124

Ms. Theresa O'Niell Beatrice  
2145 Dorchester Avenue  
Dorchester, MA 02124

Mr. Joseph Langis  
19 Clancy Road  
Dorchester, MA 02124

Mr. Don Stahl  
26 Harley Street  
Dorchester, MA 02124

Mr. Terrence Kenney  
141 Welles Avenue  
Dorchester, MA 02124

Mr. Richard Bielecki  
26 Coffey Street  
Dorchester, MA 02122

~~Ms. Agnes M. Minihan  
28 Old Norton St.  
Dorchester, MA 02126~~



Ms. Agnes M. Minihan  
20 Old Morton St.  
Dorchester, MA 02126

Ms. Eva Young  
Mujeres Unidas En Accion  
1534 Dorchester Ave.  
Dorchester, MA 02122

Mr. Robert Gittens  
15 Montague St.  
Dorchester, MA 02124

Ms. Holly Walsh  
268 Savin Hill Ave.  
Dorchester, MA 02125

Mr. Arthur Donovan  
c/o Patty's Pantry  
949 Dorchester Avenue  
Dorchester, MA 02125

Mr. Dennis Mahoney  
55 Richview Street  
Dorchester, MA 02124

Mr. John Gallagher  
1471 Dorchester Avenue  
Dorchester, MA 02122

Mr. William Kennedy  
12 Nahant Avenue  
Dorchester, MA 02122

Ms. Claire Lenane  
Walsh Associates  
One Field's Corner  
Dorchester, MA 02124

# DORCHESTER AVENUE PZAC

November 25, 1991

Dear Dorchester Neighbor and Business Owner/Operator:

On behalf of the Dorchester Avenue Planning and Zoning Committee (PZAC), and working with the Dorchester Board of Trade, we are inviting you to a presentation concerning the proposed rezoning of Dorchester Avenue.

For approximately three years the PZAC, a group of area residents, neighborhood leaders and business owners/operators, has been working with the Mayor's Office of Neighborhood Services and the Boston Redevelopment Authority (BRA) in an effort to rezone Dorchester Avenue. The proposed zoning responds to the goals and objectives of the Dorchester Avenue Interim Planning Overlay District established by the community, and builds upon the many positive characteristics existing along the Avenue today.

The meeting will consist of a brief presentation of the proposed draft zoning, as well as an open question and answer and discussion period. Our goal is to provide you and other Dorchester Avenue business owners/operators with a summary of the work done to date. To that end, we have invited BRA staff to make a presentation of the proposed zoning. The meeting is scheduled for **WEDNESDAY, DECEMBER 4, 1991, AT THE ELECTRICIANS' UNION HALL (HALL #2), 256 FREEPORT STREET, DORCHESTER AT 6:30 pm.**

We welcome this opportunity to work with the Dorchester Board of Trade and Dorchester Avenue business owners/operators and look forward to seeing you on Wednesday, December 4, 1991. Please RSVP to Joe McDermott, Mayor's Office of Neighborhood Services, at 725-3485.

Sincerely,

*Katherine Atherton*

Katherine Atherton  
Co-chair

*MAL*

Michael A. Stella  
Co-chair



DORCHESTER AVENUE REZONING

BUSINESSMEN'S MTG.

12/4/94

NAME

BUSINESS ADDRESS

\* JAMES QUIRK  
AVENUE BAKERY

988 DOR. AVE 265-8539

Sue Asci

Stephen Cidlovich  
728-2900

304 Neponset Ave The Reporter  
State Rep. Jim Bretl's office <sup>State House</sup> Rm 22 Boston

Maureen Seenev

City Councillor Jane Byrne 705-345

\* Valerie Cervo

305 Haystack Street Dor # 287-1872

Dave Barry

46 Percival St. 282-6082

\* D. D. Cooke

1861 Dorchester Ave 265-1900

Gregory Aske

29 Tilson St Dor PAZC

JOSEPH CHASSIN

P 24

\* Jayne Gayden

Langdon's pub 1820 Dor Ave.

184 Side Hill Rd. Hingham, Ma 02043

NELSON COSTA

1110 DORCHESTER AVE DORCH. MA. 02125

GEORGE BRAGG

1121 DORCHESTER AVE 02122

PATTY Mc Mahon

903 ADAMS ST. DOR MA 02124

# DORCHESTER AVENUE REZONING

## BUSINESSMEN'S MTG.

12/4/94

### NAME

### BUSINESS ADDRESS

Robert Susi  
Susi Auto Body

53 Freeport St.  
1290-1298 Dorset Ave.

TOM PATTON

881 Dor. Av. (DORCHESTER AV. AUTO REPAIR)

Mike Seignel - Abstracts Inc

1961 Dorchester Ave

ALAN SAKS DORCHESTER TIRE

1100 DORCHESTER AVE

Richard MIARA No. 8 Chain Link Fence

1140 Dorchester Ave

PAT MANNION (Stack o Barley) 1461 Dorchester Ave

MICHAEL NELLAMY (EMERALD ISLE) 1501 DORCHESTER AVE



## DORCHESTER AVENUE REZONING

PERSONS  
BUSINESSMEN'S MTG.

12/4/94

NAMEBUSINESS ADDRESS

HOWARD Berman

South END Apts 299 GALLIVAN BLVD.

Doris M. M.

Kit Clark Senior House, 1500 Dor Ave

MICHAEL J. GALVIN

HARPER BARD Restaurant 1099 Dorchester Ave Dor.

Gerald L. Issokson

H. Levenbren P/E 1534 Dorchester Ave Dor.

H. SHIVER

MODERN DIE &amp; MACH CO 166 PLEASANT ST Dor

A. VERHAAS

John McLaughlin

SULLIVAN McLaughlin 1232 Dor Ave

Edward SEFFRIAN

Symphony Motors 221 HANCOCK ST.

Mark Raymond

ELLSWORTH Sup 1332

Tom Sheehan

209 Milton St Dor

JERRY MAGUIRE

1199 Dorset AV BOSTON CESCO

\*Robert Eddy

1607 Dorset Ave Dorset 02126

\*Timothy GONG

Ted Andrew Squares Box 492 Dorset, MA

Bonnie Genn

P2AC

12/23/91

# DOT. AVE BUSINESSMEN'S MTC w/ COUNCILLOR J. BYRNE

NAME

BUSINESS ADDRESS

Jim Byrne

City Council

Mark LaMonech

Ellsworth Lys 825-5522

Herbert Shivek

Modern Die

825-4600

JERRY MAGUIRE

CEED

825-3000

Richard Miran 436-2300 New England Fence

Royce Realty Trust

Gary R. Brown

BRA

Christine Araujo

BRA

BB



1/7/91

DOT AVE BUSINESSMENS' MTG. WITH COUNCILLOR J. BYRNE

HERBER SHIVEIL

MORGAN DIE

JERRY MAGUIRE

CEELO

RICHARD MIARA

N-E. FENCE + RETAIL Bldg

ALAN SAKS

DORCHESTER TIRE

MCCUSKER

FENENO

BB

JULIE

(COUNC. BYRNE'S OFFICE)